



Hobbs & Webb

GROVE PARK ROAD
Weston-Super-Mare, BS23 2LW

Price £180,000



If you are looking for a lovely one bedroom garden flat which is nicely nestled into Weston Hillside, just a short walk to Weston town centre, Grove Park and Weston Sea front.

One of the stand out features to this lovely flat is that it benefits from it's own south-westerly facing garden which measures approximately 50ft in length and stock with wild flowers, pond and rockery.

Internally the spacious accommodation comprises; private entrance via double doors into the lounge, which in turn flows nicely through to an open plan kitchen where you will find a useful storage cupboard to the rear. Archway leading to a further reception room which would make an ideal home office or dressing room, large bathroom with modern suite and bedroom with fitted wardrobes.

We highly recommend an internal viewing to truly understand all this lovely flat has to offer.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance

From the front of the building, to the right hand side are steps leading to the rear of the building. There is a private gate giving access to this flat and it's own private garden. Steps up to a patio area where you will find uPVC double French doors providing access to the internal accommodation.

Lounge

12'2 x 18'8 narrowing to 13'7 (3.71m x 5.69m narrowing to 4.14m)

Enjoying a dual aspect with two uPVC double glazed windows to the rear and uPVC double glazed window to the side, uPVC double glazed French doors to the patio area, radiator, television point and opening to:-

Kitchen

13'5 x 8'6 (4.09m x 2.59m)

A matching range of wood effect wall and base cupboard and drawer units with square edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Five ring gas hob with extractor hood over and oven below. Space and plumbing for undercounter fridge, washing machine and dishwasher. Wall mounted gas 'Worcester' combi boiler servicing hot water and heating for the flat, downlights, wood effect laminate flooring, archway to a further reception room and door to:-

Store Room

A useful storage space where the current vendor also houses a tall fridge/freezer.

Dining Room/Home Office/Dressing Room

13'1 x 8'9 (3.99m x 2.67m)

Radiator, door to bathroom and door to:-

Bedroom

12'10 x 12'6 to the built in wardrobes (3.91m x 3.81m to the built in wardrobes)

Two uPVC double glazed windows to the rear, radiator and fitted wardrobes with sliding mirrored doors.

Bathroom

13'5 x 5'4 (4.09m x 1.63m)

'P' shaped bath with twin taps, mains shower, tiled surround and glass shower screen. Vanity wash hand basin with mixer tap over, tiled splashbacks and cupboard below. Low level WC, chrome heated towel rail, extractor fan and wood effect laminate flooring.

Garden

A stunning garden which measures approximately 50ft in length and enjoys a south-westerly aspect. From the French doors leading out from the Lounge is a beautiful patio area which is perfect for alfresco eating and watching the sunset, step leading down to the main part of the garden which is laid to lawn with mature wild flowers, shrubs, pond and gardening shed. Rockery area with steps leading up to a further raised area of garden.

Tenure

We understand the property is of leasehold tenure which was created in 2008 with a 999 year lease (984 years remaining). There is a monthly service charge of £120.00 and a ground rent of £10.00 a year.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Broadband fibre to the cabinet.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

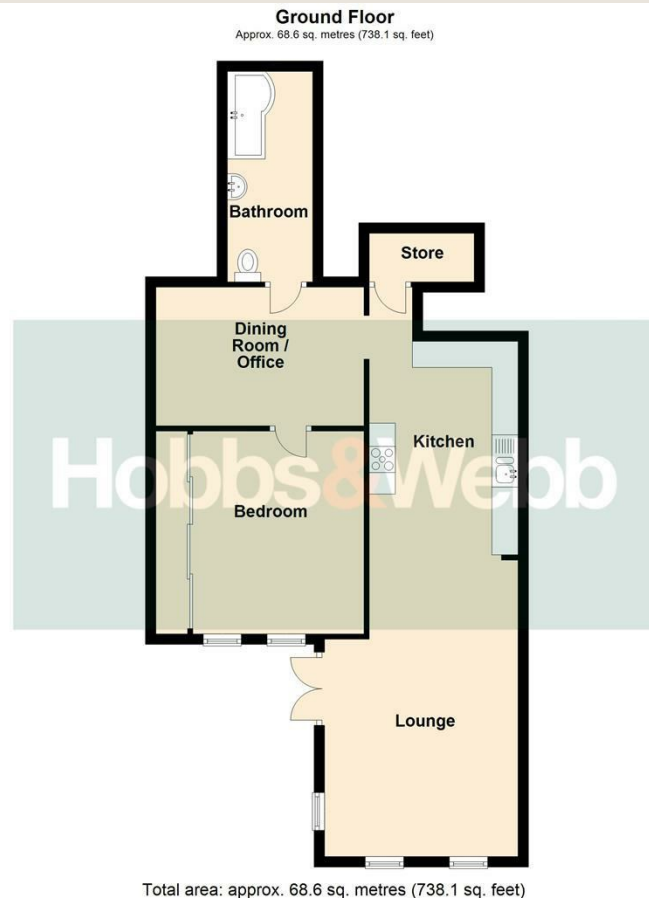
flood-map-for-planning.service.gov.uk/location











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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.