



**Hobbs & Webb**

VILLA ROSA, SHRUBBERY ROAD

Weston-Super-Mare, BS23 2JB

Price £200,000



Located on the lower southerly facing slopes of Weston-super-Mare hillside, within a short walk of the sea front Grove park and the High Street a top floor purpose built apartment with views over the town and bay to Brean Down Uphill Hill and church, the Quantock Hills and beyond. The property enjoys Upvc double glazing and electric night storage heating with the accommodation comprising a good size dual aspect southerly and westerly facing lounge with patio doors to a balcony with room for a table and chairs and again affording views. Furthermore the property has a modern kitchen and bathroom, the kitchen again with views, 2 double bedrooms, whilst outside there is a single garage and use of communal gardens.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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**

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# PROPERTY DESCRIPTION

Approached via communal entrance at hall floor level with entrance door with entry phone system to communal hall with lift or stairs to the fourth floor and stairs to the the fifth floor communal landing and half glazed door and glazed side panel leading to.

## Entrance Hall

Coved ceiling, entry telephone, electric panel wall heater, sliding door to shelved storage cupboard, timber effect flooring.

## Lounge

16'0" 12'11" (4.88m 3.94m)

A dual aspect southerly and westerly facing room affording views to Weston bay Brean Down Uphill Hill and church, the Quantock Hills and beyond, Upvc double glazed picture window to side, night storage heater, telephone point, Upvc double glazed sliding patio doors leading to.

## Balcony

Enclosed by low level wall and railing being southerly and westerly facing with views to Weston bay Brean Down, Uphill Hill and church, the Quantock Hills and beyond, attracting a good deal of sunlight and providing a private seating area.

## Kitchen

11'7" x 7'0" (3.53m x 2.13m)

4 bar spot light, Upvc double glazed window affording westerly views, the kitchen is fitted with a modern range of white high gloss units comprising 4 double and 2 single wall cupboards, single bowl single drainer sink with mixer

tap over and double cupboard under. Further base cupboards, and triple base drawers with 2 deep pan drawers with roll edge work top over, tiled surrounds. Integrated electric halogen hob with stainless steel chimney extractor hood and light over, integrated electric oven, integrated slimline dishwasher, plumbing for a washing machine, space for fridge / freezer, tiled floor.

## Bedroom1

12'8" x 9'11" (3.86m x 3.02m)

Including built in double wardrobe with mirrored sliding doors, Upvc double glazed window to rear, night storage heater.

## Bedroom 2

12'9" x 7'10" (3.89m x 2.39m)

Including double built in wardrobe, Upvc double glazed window to rear, night storage heater.

## Bathroom

6'10" x 6'10" (2.08m x 2.08m)

Fitted with a modern white suite of timber panelled bath mixer tap electric shower over, pedestal wash hand basin with mixer tap over, low level W.C., tiled surrounds, tiled floor, chrome heated electric towel rail, shaver socket, extractor, airing cupboard housing hot water tank with immersion heater.

## Outside

Single garage in a block with up and over door measuring 16'3" x 7'10" (4.95m x 2.39m), use of parking on a first come first served basis and use of communal gardens.

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## Tenure

Lease residue of 999 year lease from 03/12/1970, maintenance £364.81 per quarter.

## Material Information.

Additional information not previously mentioned

- Mains electric,
- Water via mains supply
- Heating via electric night storage heaters
- Sewerage via mains drains Bristol Wessex water
- Broadband via 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









# 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.