



Hobbs & Webb

CLARENCE ROAD NORTH
Weston-super-Mare, BS23 4BY

Price £217,000



Offered to the market with no onward chain complications is this lovely ground floor apartment nestled within a gated development, in a favoured area, conveniently positioned opposite Clarence Park and just a stone's throw away from Weston seafront.

Entered through the extremely well kept communal entrance and into your entrance hall, the layout flows seamlessly with an L-shaped open plan lounge/kitchen/dining room serving as the heart of the home. French doors provide you access to a private courtyard garden.

The apartment features two generously sized double bedrooms and a well appointed bathroom - completes the accommodation. The property also benefits from one secure allocated parking space, as well as having a high energy efficiency rating of B.

With its prime location, modern amenities, and useful outdoors space, this ground floor apartment presents an ideal opportunity for those seeking a comfortable and convenient lifestyle by the sea

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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

Communal gated entrance with entry phone system, door to entrance hall with stairs or lift rising to 1st, 2nd & 3rd Floors. Entrance door into:-

Entrance Hall

Front entrance door providing access to entrance hall, phone entry system, wood effect laminate flooring, radiator, cupboard housing 'Glow-worm' gas combi boiler, smoke alarm and doors to:-

Lounge/Kitchen/Dining Room

I shaped room (I shaped room)

L Shaped room with lounge area comprising uPVC double glazed french doors to a courtyard garden area, wall mounted electric fire, television point and radiator. Dining area with radiator and opening to the kitchen area. Kitchen comprises a matching range of wall and floor cupboard and drawer units with rolled edge work surfaces. Four ring gas hob with stainless steel backdrop and extractor hood over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Eye level double oven, built in microwave, integrated fridge/freezer, dishwasher and washing machine. Extractor fan and wood effect laminate flooring.

Courtyard

A small area of outside space which is enclosed by fencing and laid to patio with a gate providing access to the car parking area.

Bedroom One

10'10 x 9'7 (3.30m x 2.92m)

uPVC double glazed full length window, radiator and built in wardrobes with sliding doors.

Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

uPVC double glazed full length window and radiator.

Bathroom

White bath with twin taps over, low level WC, pedestal wash hand basin with mixer tap over, fully tiled shower cubicle with mains shower attachment, partially tiled walls, heated towel rail, extractor fan and vinyl flooring.

Outside - Parking

There is one secure allocated parking space for this property within the gated area.

Tenure

We have been informed by our vendor that the property is leasehold tenure with 184 years remaining on the lease. There is an annual service charge of £1440.00 which can be paid monthly and a ground rent of £62.50 paid half yearly.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered or not. Must state.
- Gas Central Heated
- Mains Drainage

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

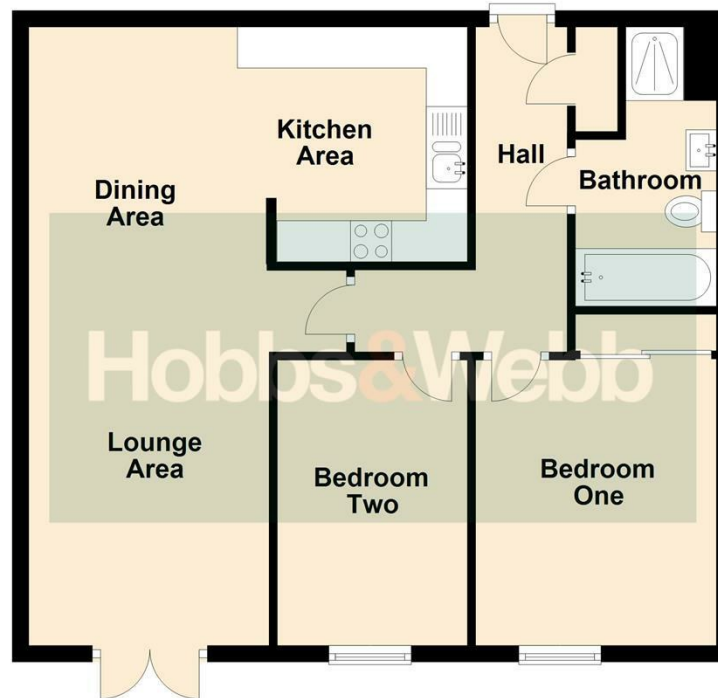
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

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Plan produced using PlanUp.

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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.