



Hobbs & Webb

UPHILL ROAD NORTH
Weston-Super-Mare, BS23 4NB

Price £195,000



Welcome to this charming purpose-built, ground floor flat, boasting two spacious double bedrooms and an array of desirable features, including a private garage and a delightful courtyard garden. This property is offered to the market with no onward chain, presenting an excellent opportunity for those seeking a hassle-free move.

Ideally situated just a few minutes' walk from the beach and a short stroll to the local golf course, the location offers the perfect blend of leisure and convenience.

Upon entering, you are greeted by a communal entrance hall equipped with an entry phone system for added security. The flat itself features a welcoming entrance hall with two useful storage cupboards, ensuring ample space for your belongings.

The generous lounge is a highlight, with sliding doors that open directly onto the courtyard garden, creating a seamless indoor-outdoor living experience. The modern kitchen is well-appointed, catering to all your culinary needs.

Both double bedrooms are impressively large, offering comfortable living spaces. The accommodation is completed by a contemporary shower room, designed with both style and practicality in mind.

This lovely home is perfect for those looking to enjoy a relaxed coastal lifestyle with easy access to recreational amenities. Don't miss the opportunity to make this delightful flat your own.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
<small>EU Directive 2002/91/EC</small>		

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 Entrance

Entry phone system. Door to Flat 3.

Entrance Hall

Entry phone radiator, two large cupboards, radiator and doors to:-

Lounge/Diner

21'5 x 11'2 narrowing to 8'1 (6.53m x 3.40m narrowing to 2.46m)

Coved ceiling, radiator, television point, double glazed west facing patio doors to front with vertical blinds giving access to the west facing paved patio.

Courtyard Garden

Approached from the Lounge/Diner via sliding patio doors is a Paved Patio with raised flower borders.

Kitchen

7'9 x 7'3 (2.36m x 2.21m)

A matching range of white wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over, wall mounted oven, space and plumbing for a washing machine, integrated dishwasher, space for tall fridge/freezer and vinyl flooring.

Bedroom One

17'4 x 10'10 (5.28m x 3.30m)

uPVC double glazed window to rear and side, a range of fitted wardrobes and dressing table. and radiator.

Bedroom Two

14'2 x 11'3 (4.32m x 3.43m)

Including built-in double wardrobe and gas combi boiler, uPVC double glazed window to rear and radiator.

Shower Room

Fully tiled walls, shower cubicle with mains shower and glass sliding door, low level WC, vanity wash hand basin with mixer tap over, heated towel rail, eye level cupboards and vinyl flooring.

Garage

Up and over door.

Tenure

We understand the property is of leasehold tenure with 956 year remaining on the lease. There is a monthly maintenance fee of £200.00 and no ground rent charge.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No pets allowed.

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



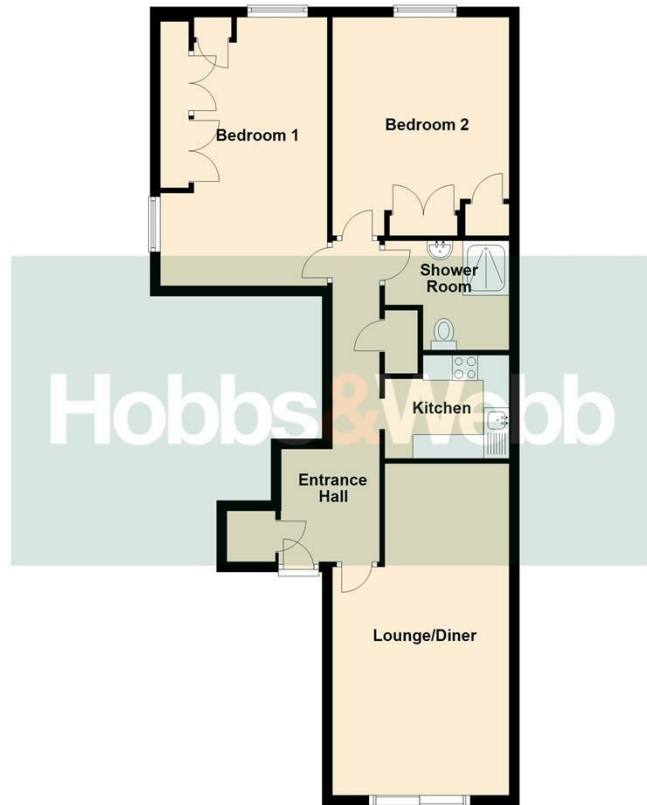






Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



Total area: approx. 74.7 sq. metres (804.4 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
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.