



Hobbs & Webb

UPPER KEWSTOKE ROAD

Weston-Super-Mare, BS23 2EP

Price £239,950



A short walk from Prince Consort gardens on the ever popular lower slopes of Weston hillside a self contained first floor flat with its own entrance presented in good order with westerly views to the Bristol channel, Flat and Steep Holm, Exmoor and the Welsh coast. The accommodation which is Upvc double glazed and has modern electric heaters comprises a dining hall, lounge and main bedroom with views, further double bedroom, modern fitted kitchen and refitted bathroom with bath and separate walk in shower, further more than is an allocated off road parking space for 1 car. Leasehold must be viewed.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

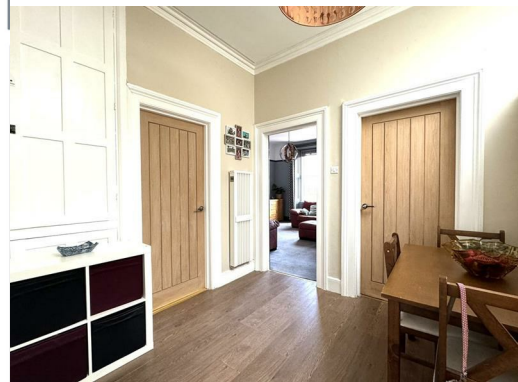
EPC Rating: E

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (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

info@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Own entrance with composite front door with top light to.

Entrance hall

Part coved and corniced ceiling with staircase rising to.

Dining Hall

8'8" x 8'9" (2.64m x 2.67m)

Part coved ceiling, light well, electric radiator, built in storage cupboard, shelved bookcase.

Lounge

15'9" x 13'5" (4.80m x 4.09m)

Coved ceiling, 2 Upvc double glazed windows affording views to Weston bay, Brean Down the Bristol Channel, Flat and Steep Holms the Quantock hills Exmoor and the Welsh coast beyond. cast fire place with recess and hearth, modern electric heater, telephone point.

Kitchen

12'0" x 9'6" (3.66m x 2.90m)

Coved ceiling, Upvc double glazed window to front, loft access, fitted with maple effect units comprising 6 wall cupboards, over cooker and eyeline unit, one and a half bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards, set of 4 base drawers and triple drawers with 2 deep pan drawers, integrated dishwasher, washer drier & fridge freezer. Roll edge work tops, 4 ring halogen hob with extractor hood over, electric oven and grill, microwave, tiled surrounds, electric heater, tiled flooring.

Bedroom1

15'7" x 12'0" (4.75m x 3.66m)

Coved ceiling, ceiling light and fan, Upvc double glazed window with westerly views to the Bristol channel and beyond, electric heater.

Bedroom 2

15'8" x 9'9" including stair riser (4.78m x 2.97m including stair riser)

Coved Ceiling, Upvc double glazed window to front, chimney breast, electric radiator.

Refitted bathroom

9'0" x 7'9" (2.74m x 2.36m)

4 downlighters, extractor, refitted with a suite of vanity wash hand basin with mixer tap over and double cupboard with automatic lighting under, vanity backlit wall mirror, double walk in tiled shower cubicle with screen with mains mixer shower unit with drencher head and separate hand held shower attachment, panelled bath with mixer tap and separate hand held shower attachment, fully tiled walls, Upvc double glazed window, electric heated towel rail, tiled effect flooring.

Cloakroom

Refitted with vanity wash hand basin with mixer tap over and cupboard under, tiled surrounds, low level W.C., Upvc double glazed window, tiled flooring.

Outside

Parking space for 1 car.

PROPERTY DESCRIPTION

Tenure

Leasehold, residue of 999 year lease from 31/12/1988, maintenance £100 per month £1 per year ground rent.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via Bristol and Wessex water
- Heating via electric room heaters
- Sewerage mains drainage via 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

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

Flood Information:

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







First Floor

Approx. 84.8 sq. metres (912.5 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 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 a representation either by the Seller or his Agent. Copyright - Hobbs & Webb
Plan produced using PlanUp.

Hobbs & Webb

01934 644664

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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.