



**Hobbs & Webb**

**CECIL ROAD**  
Weston-Super-Mare, BS23 2NQ

Price £130,000



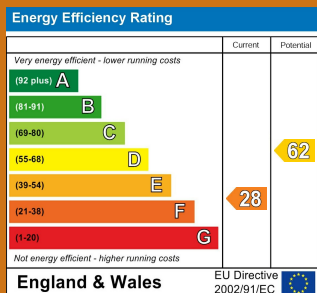
Sold with no onward chain, being located in one of Weston-super-Mares most desirable addresses and offering the chance to put your own stamp on an unusual leasehold property being approached via its own entrance comprised over 3 levels with panoramic southerly views over the town, bay and beyond. The property has some double glazing but will benefit from modernisation with the accommodation comprising an entrance hall, shower room, south facing lounge and main bedroom both with views, kitchen and further bedroom, whilst outside there is access to an off road parking space and useful storage area.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

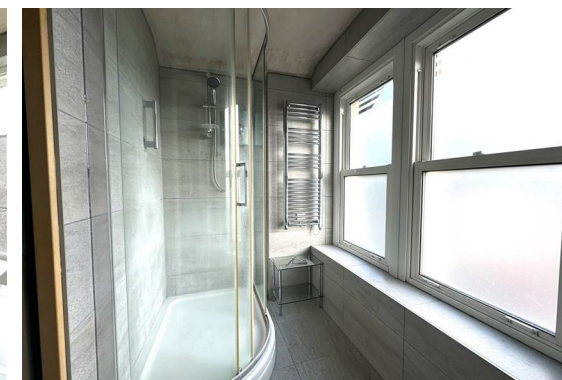
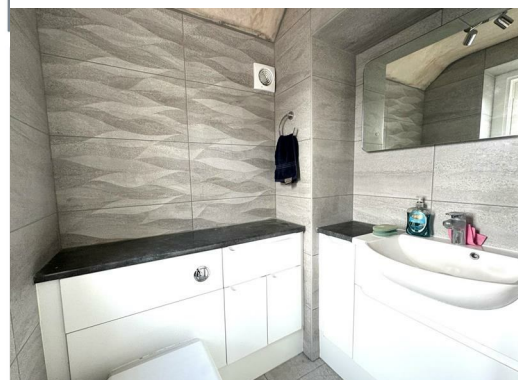
EPC Rating: F



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

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via an outside staircase leading to a part glazed composite door to.

## Entrance Hall

7'5" x 7'2" (2.26m x 2.18m)

Upvc double Stain glazed window.

## Utility Room

5'2" x 4'1" (1.57m x 1.24m)

Upvc double glazed sash window, plumbing for a washing machine, sink.

Staircase with half landing from the entrance hall to further half landing with obscure glazed sliding door to.

## Refitted Shower room

11'6" x 4'3" overall (3.51m x 1.30m overall)

2 Upvc double glazed sash windows, extractor, white suite of one and a half sized tiled shower cubicle with electric shower and curved sliding screen, fully tiled walls, vanity wash hand basin with mixer tap over and storage drawer under, low level W.C., double base cupboard, further Upvc double glazed sash window, tiled floor, chrome heated towel rail.

From the half landing further flight of stairs to.

## Dining / home office area

13'9" x 7'7" with part sloping ceiling (4.19m x 2.31m with part sloping ceiling)

Loft access.

## Lounge

22'0" x 10'10" (6.71m x 3.30m)

With part sloping ceiling, Upvc double glazed west facing walk in bay with views to Weston bay and Brean Down, the Bristol Channel and Exmoor beyond, night storage heater, further Upvc double glazed window with views to Weston woods, door to.

## Bedroom 2

11'1" x 9'11" to 8'9" (3.38m x 3.02m to 2.67m)

Part sloping ceiling, Upvc double glazed window with views to Weston woods.

## Kitchen

10'9" x 9'9" max (3.28m x 2.97m max)

Part sloping ceiling, Upvc double glazed window with views to the Mendip hills, fitted with a range of wall and base cupboards, single bowl single drainer sink with double cupboard under, roll edge work tops, electric cooker point.

## Bedroom 1

19'4" x 8'10" average (5.89m x 2.69m average)

Plus walk in Upvc double glazed south facing bay affording views over the town to Brent knoll the Mendip Hills, Weston bay, Brean Down and the Quantock Hills beyond, night storage heater.

## Outside

12'1" x 4'0" (3.68m x 1.22m)

An area laid to tarmac providing access to off road parking and an area to sit outside. Useful storage area 12'1" x 4'0" (3.68m x 1.22m), with 2 windows to side, be ideal for storing bicycles.

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## Tenure

Leasehold residue of 999 year lease from 25.03.1977, maintenance a third of any required works as and when required to the building and of block buildings insurance. half of driveway maintenance £10 per year ground rent.









Total area: approx. 90.2 sq. metres (970.8 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

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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.