



Hobbs & Webb

COOMBE ROAD
Weston-Super-Mare, BS23 2QP

Price £189,950



Located on the desirable southern slopes of Weston hillside, this recently renovated three-bedroom hall floor flat offers the perfect blend of modern living and convenience. Just a short distance from Weston town centre, the train station, and the stunning sea front, this property is ideal for those seeking both comfort and accessibility.

The flat has been thoughtfully upgraded throughout, featuring new uPVC double glazing, efficient central heating, and a newly refitted kitchen and bathroom suite. With no onward chain complications, moving in will be hassle-free.

The spacious and flexible layout includes two generous reception rooms, providing ample space for living, dining, and entertaining. Three well-proportioned bedrooms offer versatility, whether for family living, guests, or home office use. Additionally, the property benefits from an allocated off-street parking space, a sought-after feature in this area.

This beautifully presented flat is ready to move into and must be seen to be fully appreciated.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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 Entrance Hall

Communal entrance door, split level landing providing access to the front entrance door.

Entrance Hall

Storage cupboard housing electric fusebox, two useful storage cupboards with shelving and door to all the principle rooms.

Living Room

15'3 x 11'3 max narrowing to 9'8 min (4.65m x 3.43m max narrowing to 2.95m min)

Two uPVC double glazed windows to the front aspect and another uPVC double glazed window to the side aspect, radiator and new carpets.

Lounge/Dining Room

15'1 x 11'0 (4.60m x 3.35m)

Two uPVC double glazed windows to the rear aspect, radiator, telephone & television points, new carpet and door providing access to the kitchen.

Kitchen

11'1 x 6'5 (3.38m x 1.96m)

A newly fitted kitchen comprising white gloss wall and floor cupboard and drawer units with square edge work surfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring electric hob with extractor hood over and oven below. Space for fridge/freezer, wall mounted gas combi boiler, uPVC double glazed window to the rear aspect, radiator and wood effect vinyl flooring.

Utility Room

Space and plumbing for washing machine and tumble dryer and tiled flooring.

Bedroom One

13'4 x 9'7 (4.06m x 2.92m)

uPVC double glazed window to the side aspect, radiator, telephone point and new carpet.

Bedroom Two

9'8 x 8'3 max narrowing to 7'3 min (2.95m x 2.51m max narrowing to 2.21m min)

uPVC double glazed window to the side aspect, radiator and new carpets.

Bedroom Three

11'1 x 6'4 (3.38m x 1.93m)

uPVC double glazed window to the rear aspect, radiator and new carpets.

Bathroom

A newly fitted bathroom suite with white panelled bath with twin taps, rainfall shower with additional handheld shower attachment. Vanity wash hand basin with mixer tap over. Low level WC, partially tiled walls, radiator, extractor fan and wood effect vinyl flooring.

Parking

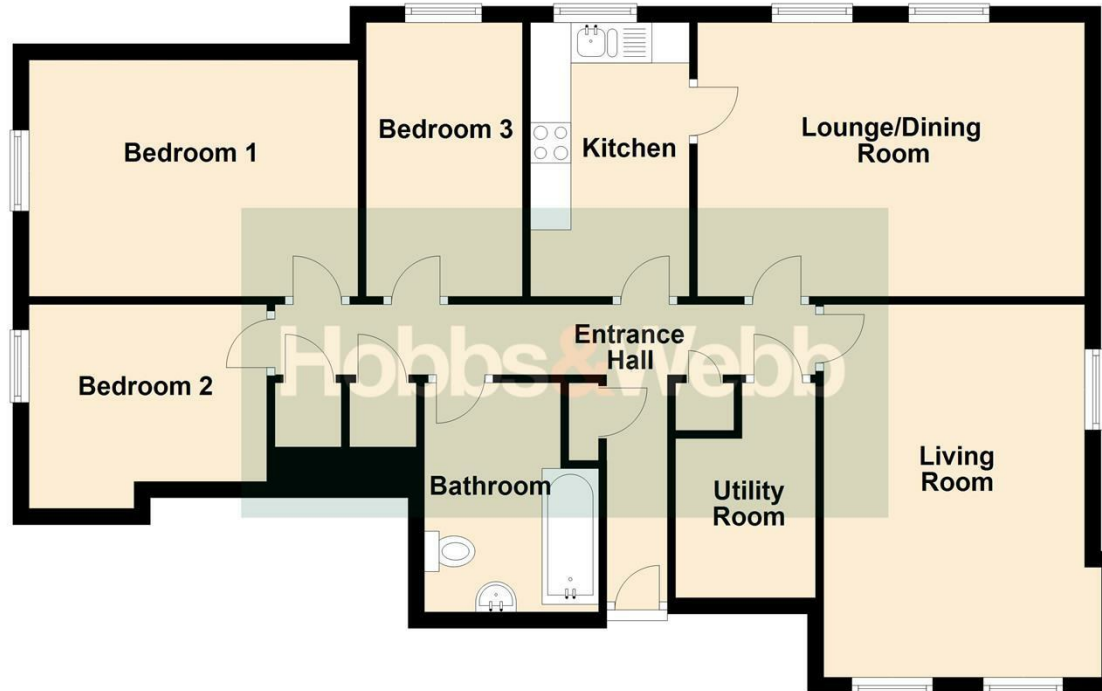
There is one allocated parking space located at the front of the building.

Tenure

We understand the property is leasehold tenure with 952 years remaining. There is an annual ground rent of £10.00 and a quarterly maintenance charge of £100.00

Ground Floor

Approx. 88.2 sq. metres (949.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

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Plan produced using PlanUp.

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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.