



**Hobbs&Webb**

EDEN CROFT  
Weston-Super-Mare, BS24 7EW

Offers In Excess Of £130,000





Located in the convenient area Weston village, close to amenities, access to the motorway and train station is this purpose-built one-bedroom first-floor apartment which is offered to the market with no onward chain. Accessed via a secure intercom entry system, this well-presented property provides comfortable and spacious living with a layout designed for modern convenience.

Upon entering, you are welcomed by a hallway that leads to a generous 21-foot lounge/diner, perfect for both relaxation and entertaining. The separate kitchen is thoughtfully laid out with ample storage and workspace. The accommodation also includes a sizable double bedroom and a well-appointed shower room, offering both comfort and practicality.

Externally, the property benefits from an allocated carport, providing off-street parking, along with a private store room, ideal for additional storage needs. This inviting apartment is ideal for first-time buyers, investors, or those seeking a manageable home in a desirable location.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Entrance

Secure entry system into the communal hall. Stairs rising to first floor and entrance door.

## Entrance Hall

Storage cupboard, phone entry system, smoke alarm, wall mounted thermostat and doors to all principle rooms.

## Shower Room

A fully tiled three piece suite comprising corner shower cubicle with chrome mains fed shower, low level W.C and vanity wash hand basin with twin taps over. Extractor fan, radiator shaving point and tiled flooring.

## Lounge/Diner

21'4 x 10'2 (6.50m x 3.10m)

Dual aspect uPVC double-glazed windows, television & telephone points, radiator, electric feature fireplace and opening to the kitchen.

## Kitchen

8'0 c 6'10 (2.44m c 2.08m)

Fitted with a range of eye and base level units with rolled edge worktops over and tiled splashbacks. Inset ceramic sink with mixer tap over, Four ring gas hob with electric oven under and extractor over. Space and plumbing fridge/freezer and washing machine, extractor fan and wood effect vinyl flooring.

## Bedroom

10'9 x 9'4 (3.28m x 2.84m)

Front aspect uPVC double-glazed window, radiator and cupboard housing 'Potterton' gas combi boiler.

## Carport

Carport driveway with parking for one vehicle and storage cupboard to the rear of the carport.

## Tenure

155 year lease from 1st June 2004. Service charge of £74.87 per month.

Ground rent charge of £100 per year.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating supplied by gas combi boiler
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 42.1 sq. metres (453.1 sq. feet)

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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.