



**Hobbs&Webb**

7 VICTORIA QUADRANT  
Weston-Super-Mare, BS23 2QB

Price £135,000





Being sold with no onward chain, a very centrally located converted first floor flat within an older Victorian style property. Situated within an easy level walk of the Train station High street and sea front of Weston-super-Mare the flat will make an great first time purchase or suit a buy to let landlord. The property benefits from gas central heating and has Upvc double glazing with the accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms a bathroom and separate toilet.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

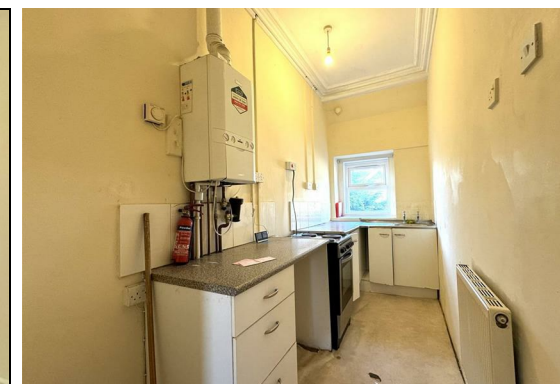
EPC Rating: D

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>		
(55-68) <b>D</b>	65	77
(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

Timber door to.

## Communal Entrance

Half tiled walls, tiled floor, internal staircase to first floor communal landing with Upvc double glazed window to side door to flat 6.

## Entrance hall

Ornate coved and corniced ceiling, radiator, half glazed timber door to.

## Lounge

14;10" x 13'1" plus door recess (4.27m;3.05m x 3.99m plus door recess)

Built in storage cupboard, picture rail, fire place with tiled inset and hearth with timber surround, Upvc double glazed sash window to front, radiator, telephone point, timber effect flooring.

## Kitchen

12'4" x 5'0" (3.76m x 1.52m)

Coved ceiling, loft access, wall mounted gas fired boiler providing hot water and central heating, Upvc double glazed window to rear, radiator. Fitted with single bowl single drainer sink with double cupboard under, further double base cupboard, triple base drawers with roll edge work tops over, tiled splash backs, electric cooker point, plumbing for a washing machine.

## Bedroom 1

12'2" x 12'2" (3.71m x 3.71m)

Including built in wardrobes with mirrored sliding doors, Upvc double glazed windows to front, radiator.

## Bedroom 2

12'5" x 7'5" (3.78m x 2.26m)

Picture rail, radiator, Upvc double glazed window to rear.

## Bathroom

7'6" x 7'4" (2.29m x 2.24m)

Double glazed skylight, 3 spot lights, extractor, radiator, panelled bath with electric shower over, pedestal wash hand basin, tiled surrounds, tiled effect vinolay flooring.

## Cloakroom

Upvc double glazed window, pedestal wash hand with tiled splash back, low level W.C, radiator, half tiled walls.

## Tenure

Leasehold residue of 999 year lease from 02/06/1988, peppercorn ground rent. Maintenance is currently £375 per year for 2024 - 2025

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- 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:

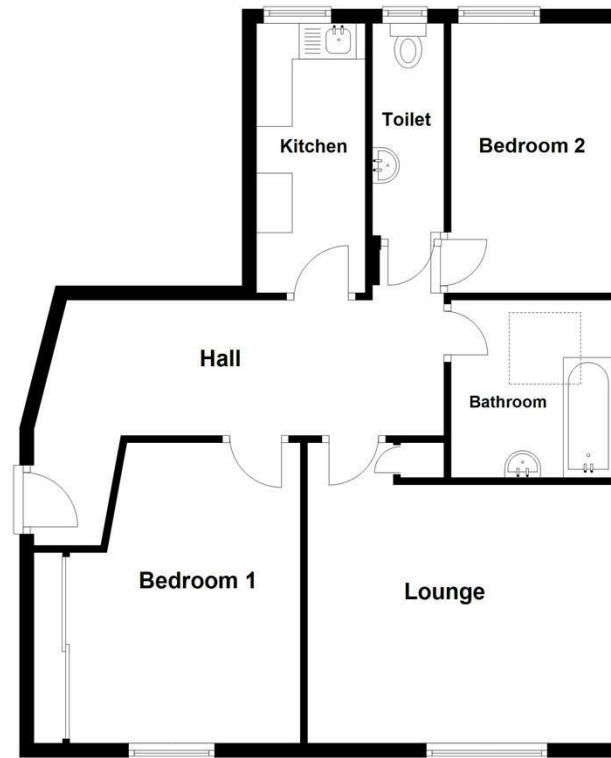
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

### First Floor



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Plan produced using PlanUp.

# Hobbs & Webb

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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.