



**Hobbs & Webb**

**GREENFIELD PLACE**  
Weston-Super-Mare, BS23 2BB

Price £150,000



A good size 3 bedroom converted second floor flat located a stones throw from Weston-super-Mare Sea front and a easy level walk to the town centre, High Street and railway station, the property is being sold with no onward chain and will make a great first time purchase or buy to let investment. The spacious accommodation is part double glazed and has gas central heating and is arranged as a large open plan living area with lounge with kitchen area, 3 double bedrooms and bathroom. There is scope if desired to create a separate kitchen and have a 2 rather than a 3 bedroom property.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

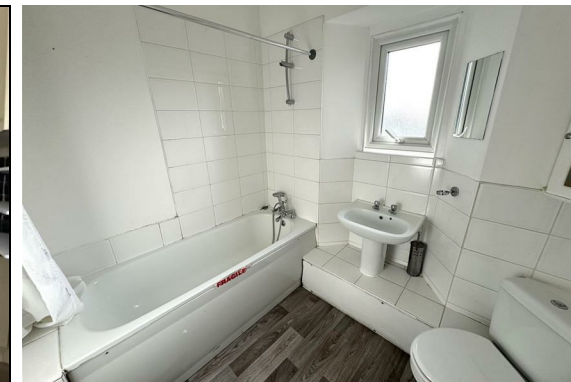
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Entrance

With entry telephone system, timber front door with glazed top light to.

## Entrance Vestibule

Coved ceiling, inner double doors to.

## Communal Entrance Hall

Spindled balustraded stair case to the second floor, door to flat 5.

## Entrance Hall

Entry telephone, radiator.

## Living area

18'3" x 14'8" to 12'0" (5.56m x 4.47m to 3.66m)

Lounge area with single glazed sash window to front affording limited views to Weston seafront, radiator.

## Kitchen area

Wall mounted gas fired boiler providing hot water and central heating, fitted with double and single wall cupboards, single bowl single drainer sink with mixer tap over and cupboard under, further double and single base cupboards and triple base drawers with roll edge work tops over with tiled splash backs, plumbing for a washing machine, integrated 4 ring halogen electric hob with stainless steel extractor hood and light over, integrated stainless steel electric oven, timber effect flooring.

## Bedroom 1

11'2" x 10'10" (3.40m x 3.30m)

Upvc double glazed window, radiator.

## Bedroom 2

11'6" x 9'11" max (3.51m x 3.02m max)

Upvc double glazed window to rear, radiator.

## Bedroom 3

11'0" x 9'10" shallow bay (3.35m x 3.00m shallow bay)

Single glazed sash window to front, radiator.

## Bathroom

7'8" x 6'4" (2.34m x 1.93m)

Upvc double glazed window, fitted with a white suite of panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level W.C., radiator, timber effect flooring.

## Tenure

New 999 year lease being created with a pepper corn ground rent maintenance to be confirmed but likely to be 1/5 share of block building insurance which was £2379.98 for the whole block for 2024 - 2025 and 1/5 share of any required works to the building and the cost of a minimal management fee.

## Material Information.

Additional information not previously mentioned

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

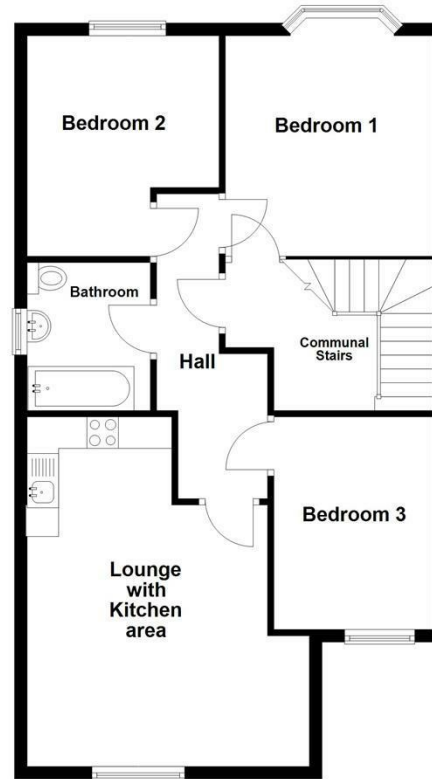
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

## Second Floor



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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.