



Hobbs & Webb

GREENFIELD PLACE
Weston-Super-Mare, BS23 2BB

Price £150,000



A good size 3 bedroom converted first 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 with a modern boiler and is arranged as a Lounge measuring 14'4" x 10'4" (4.37m x 3.15m), kitchen, 3 double bedrooms and a bathroom.

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 | | 65 | 78 |
| (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

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 first floor, door to flat 4.

Entrance Hall

Entry phone, recess for washing machine, radiator.

Lounge

14'4" x 10'4" into shallow bay (4.37m x 3.15m into shallow bay)

Part coved ceiling, timber sash bay window to front with limited views to Weston Sea front, radiator, T.V and telephone point.

Kitchen

6'9" x 6'5" max (2.06m x 1.96m max)

Part coved ceiling, picture timber sash window to balcony with wrought iron railings. The kitchen is fitted with a double wall cupboard, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards with roll edge work tops over, tiled splash backs, 4 ring electric halogen hob with stainless steel chimney extractor hood and light over, integrated stainless steel electric oven, timber effect flooring.

Bedroom 1

11'2" x 10'8" recess (3.40m x 3.25m recess)

Coved ceiling, chimney breast, Upvc double glazed window, radiator.

Bedroom 2

11'4" x 10'2" max (3.45m x 3.10m max)

Coved ceiling, Upvc double glazed window, radiator, T.V. point.

Bedroom 3

11'7" x 9'1" max (3.53m x 2.77m max)

Single glazed timber sash window, radiator.

Bathroom

Upvc double glazed window, white suite of panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level W.C., plumbing for washing machine, wall cupboard housing modern replacement gas fired boiler providing hot water and central heating, radiator.

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:

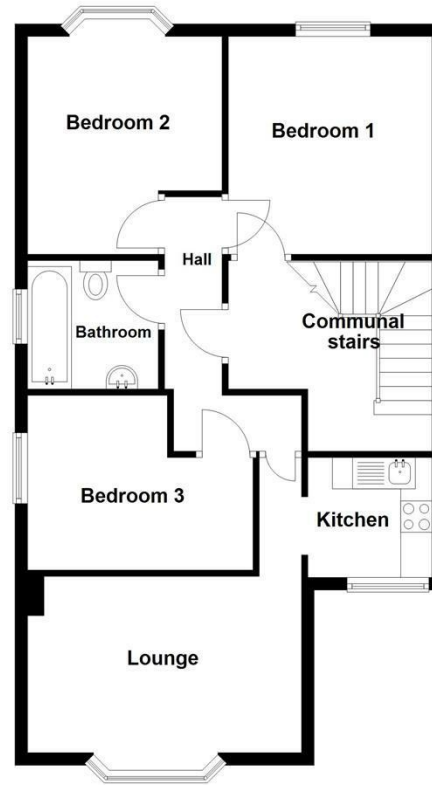
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

First Floor



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Plan produced using PlanUp.

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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.