



**Hobbs & Webb**

HOME FARM COURT  
Weston-Super-Mare, BS22 7XZ

Price £195,000





Situated in the sought-after area of St Georges, this purpose-built first-floor apartment offers an excellent opportunity for buyers seeking a spacious home in a convenient location. Just a short walk from Worle Train Station and a quick drive to Junction 21 of the M5, this property is ideal for commuters and those seeking easy access to nearby amenities.

One of two leasehold apartments in the building, this flat enjoys the benefit of its own private entrance, with stairs leading to the generously proportioned accommodation on the first floor. The property comprises a bright and spacious lounge, a well-appointed kitchen/breakfast room, two double bedrooms, and a family bathroom.

Externally, the property offers the added advantage of a driveway at the rear of the building, providing parking for two vehicles.

This apartment is perfect for first-time buyers, investors, or those looking to downsize without compromising on space or location. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

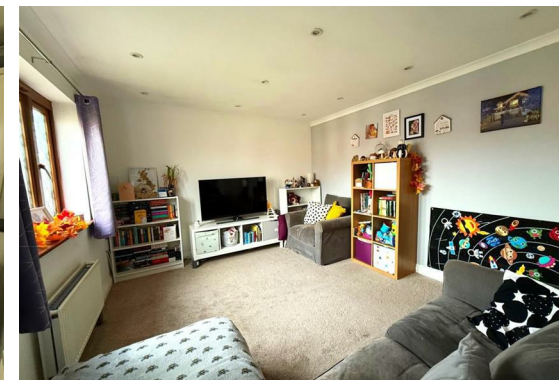
EPC Rating: C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 78        |
| (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

## Entrance

Entered via an obscured glazed entrance door, stairs rising to the first floor landing.

## Landing

Coved ceiling, radiator, smoke alarm and doors providing access to the lounge, kitchen/breakfast room, two double bedrooms and bathroom.

## Lounge

15'9 x 11'2 (4.80m x 3.40m)

## Kitchen/Breakfast Room

12'0 x 9'8 (3.66m x 2.95m)

A matching range of wall and base shaker style cupboards with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over and oven below. Integrated washing machine, space for fridge.freezer, space and plumbing for dishwasher, concealed gas combi boiler, uPVC double glazed window to the rear aspect, coved ceiling, radiator and wood effect vinyl flooring.

## Bedroom One

11'2 x 11'2 (3.40m x 3.40m)

Coved ceiling, uPVC double glazed window to the front aspect, built in wardrobe,radiator and television point.

## Bedroom Two

11'11 x 9'9 (3.63m x 2.97m)

Coved ceiling, uPVC double glazed window to the rear aspect, radiator and television point.

## Bathroom

6'3 x 6'2 (1.91m x 1.88m)

A three piece bathroom suite comprising panelled bath with mixer taps and wall mounted shower, pedestal wash hand basin with twin taps over, low level WC, partially tiled walls, shaver point, radiator, uPVC obscured double glazed window to the rear aspect, extractor fan and wood effect vinyl flooring.

## Allocated Parking

Located to the rear of the property is a driveway with space for two vehicles.

## Tenure

We are advised this property is leasehold tenure with 980 years remaining. There are no service charges or ground rent.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water I
- Water metered or not. Must state.
- Water & Sewage supplied by Bristol/Wessex Water

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

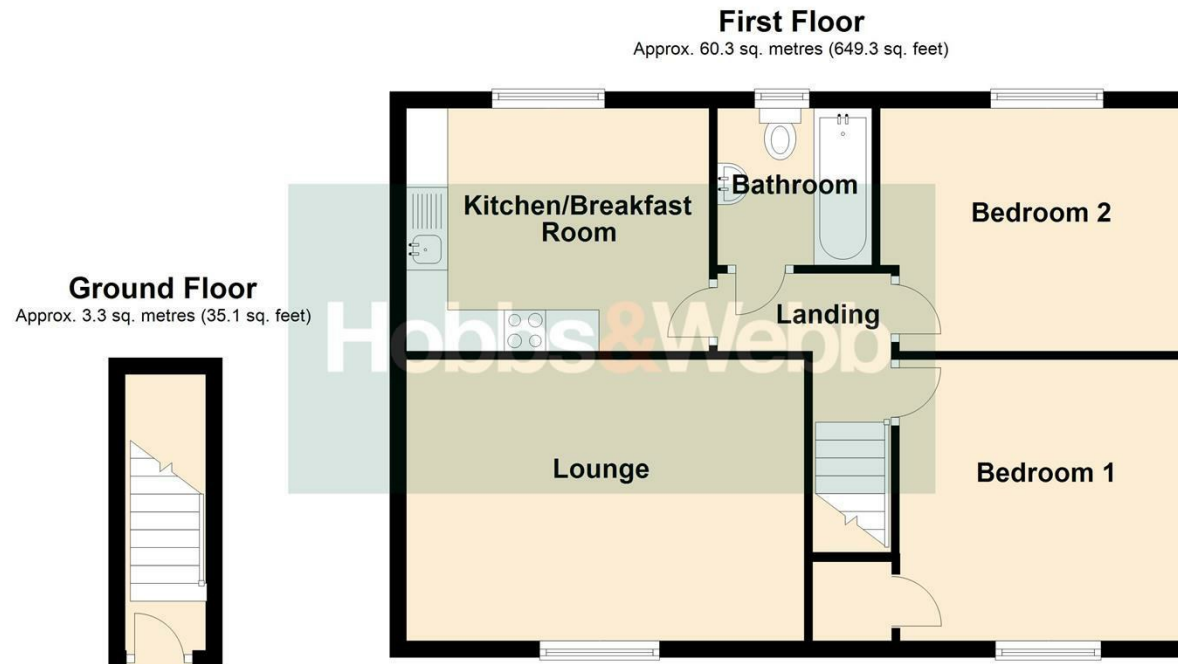
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Flood Information:

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



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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.