



**Hobbs&Webb**

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

Price £140,000





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 although currently let is being sold with vacant possession / no onward chain and will make a great first time purchase or buy to let investment. Set on the hall floor of this older style substantial semi detached house, the accommodation which is part double glazed and has gas central heating will benefit from some updating comprises a shared entrance to hall leading to the flat itself which has an entrance hall, good size lounge diner with a kitchen area, 2 double bedrooms and a bathroom.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

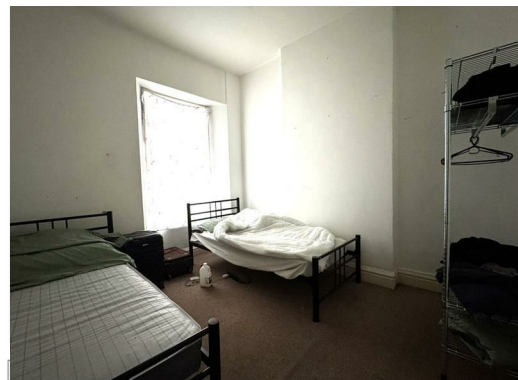
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.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

Door to flat 3

## Entrance Hall

Coved ceiling, entry telephone, radiator.

## Lounge with Kitchen area

20'3" shallow bay x 15'0" (6.17m shallow bay x 4.57m)

Coved ceiling, ceiling rose, single glazed timber windows to the front with glimpses of the sea front, radiator, laminate flooring, TV point.

Kitchen area with wall mounted gas fired boiler providing hot water and central heating, fitted with 3 wall cupboards, single bowl single drainer sink with cupboard below, further base cupboards and drawers with roll edge work tops over with part breakfast bar, tiled splash backs, 4 ring electric hob with electric oven below, plumbing for a washing machine.

## Bedroom 1

11'1" plus shallow bay x 10'10" recess (3.38m plus shallow bay x 3.30m recess)

Upvc double glazed window to rear, radiator.

## Bedroom 2

11'5" shallow bay x 10'1" max recess (3.48m shallow bay x 3.07m max recess)

Upvc double gazed window to rear, radiator.

## Bathroom

6'10" x 5'10" (2.08m x 1.78m)

Upvc double glazed window to side, fitted with a white suite of a panelled bath with a

Victorian style mixer tap with shower attachment over with shower back to bath area, pedestal wash hand basin, low level WC, radiator, fully tiled walls.

## 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.

Note the building is listed and in a conservation area.

## 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 property
- The property is Grade 2 listed and in a conservation area.

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

Ofcom checkers below:

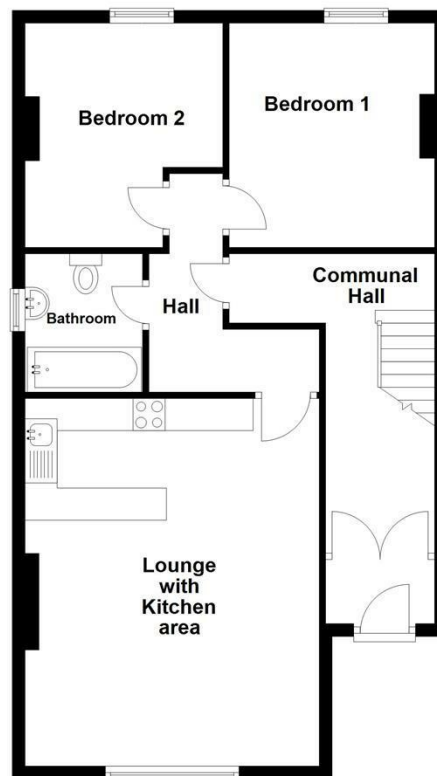
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

### Hall Floor



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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.