



**Hobbs&Webb**

**SHRUBBERY AVENUE**  
Weston-Super-Mare, BS23 2JX

Price £150,000





Set in this sought after location on the southerly facing slopes of Weston-super-Mare hillside a top floor purpose built flat with southerly views over the town to the Mendip Hills. The property which has Upvc double glazing and modern electric heating will suit a first time buyer or buy to let investor, has a good size lounge with access to a balcony which attracts a good deal of sunlight, 2 double bedrooms and modern kitchen and bathroom, there is access to communal off street parking on a first come first served basis. Leasehold tenure.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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

## Communal Entrance

Approached either form Shrubbery Avenue with communal entrance and stairs to top floor or via South road with steps down to top level, Upvc double glazed door to flat 33.

## Entrance Hall

Loft access, electric wall heater, timber effect flooring,, half glazed door to.

## Lounge

16'0" x12'7" (4.88m x3.84m)

Coved ceiling, modern electric wall mounted heater, TV point, Upvc double glazed floor to ceiling window allowing a great deal of natural light and affording southerly views over the town to the Mendip Hills, Upvc double glazed door to.

## Balcony

approx 11'0" x 3'2" (approx 3.35m x 0.97m)

Southerly facing with views and providing a sunny seating area.

## kitchen

11'3" x 10'3" (3.43m x 3.12m)

Coved ceiling, Upvc double glazed window to front, airing cupboard housing factory insulated hot water cylinder with immersion. The kitchen is fitted with modern Beech effect units comprising 3 double and 2 single wall cupboards, one and a half bowl single drainer sink unit with mixer tap over and double cupboard under. Further double and single base cupboards and drawers with roll edge work tops over, tiled surrounds, electric hob with extractor hood over,

integrated electric oven, plumbing for washing machine, space for fridge freezer, electric heater, timber effect flooring.

## Bedroom 1

12'8" x 12'6" (3.86m x 3.81m)

Coved ceiling, Upvc double glazed window to front with southerly views over the town to the Mendip Hills, modern wall mounted electric heater.

## Bedroom 2

11'4" x 9'1" (3.45m x 2.77m)

Upvc double glazed window to rear, modern wall mounted electric heater.

## Bathroom

8'2" x 5'4" max (2.49m x 1.63m max)

Coved ceiling, extractor, Upvc double glazed window, electric wall heater, fitted with a white suite of panelled bath with electric shower over, vanity wash hand basin with mixer tap over and triple cupboards and drawers under, low level WC, tiled surrounds, timber effect flooring.

## Outside

Off street communal parking on a first come first served basis.

## Tenure

189 lease from 2406/1971 ground rent £10 per year maintenance £1,320.00 per year.

## Material Information.

Additional information not previously mentioned

## PROPERTY DESCRIPTION

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating electric room heaters
- 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)





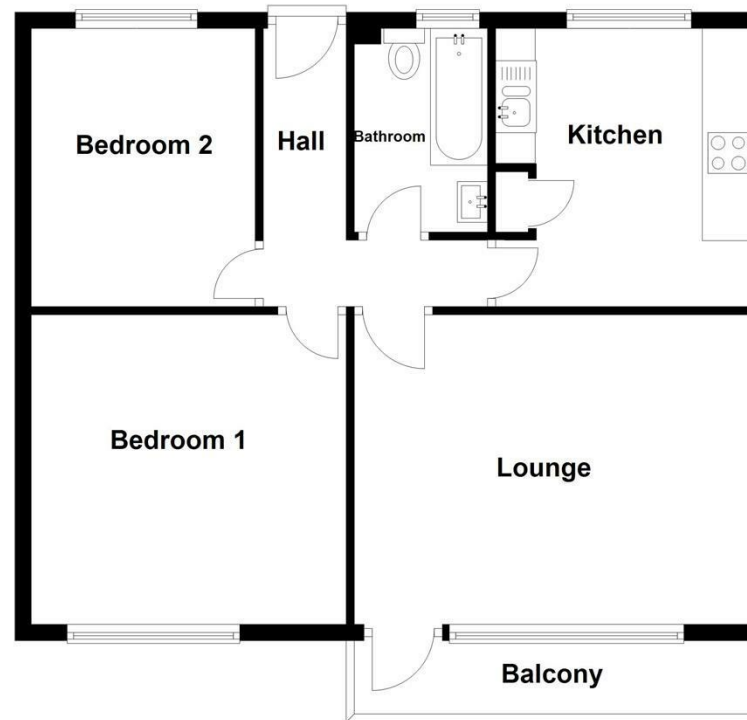








### Third Floor



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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.