



Hobbs&Webb

SOUTH ROAD
Weston-Super-Mare, BS23 2LX

Price £185,000



Located on the upper southerly facing slopes of Weston-super-Mare hillside a lovely light purpose built apartment with panoramic views over the town and bay to the Mendip hills, Bristol channel and Exmoor beyond. The apartment which is double glazed and has electric heating is approached either via lift or stairs and is situated on the first floor with the accommodation comprising an entrance hall leading to a south facing lounge and double bedroom both with access to a balcony which offers an attractive seating area again with panoramic views and attracting a high level of sunlight. In addition there is a modern fitted kitchen and bathroom and a highly useful walk in dressing room or storage cupboard as well as a large airing / storage cupboard. Outside the property is sold with a reserved parking space and is being sold with no onward chain.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

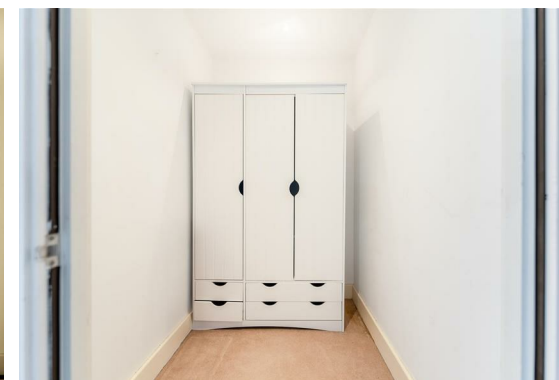
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(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

Approached at hall floor level, communal entrance with entry phone system to.

Communal entrance hall

Stairs or lift service rising to the first floor.

Communal Landing

Door to Apartment 6.

Entrance Hall

2 spot lights, electric wall heater, inset door mat entry phone. Airing cupboard with light and hot water tank, plumbing for a washing machine.

Lounge

13'8" x 12'9"max (4.17m x 3.89mmax)

Electric wall heater, TV and telephone points 2 Upvc double glazed picture windows affording panoramic views to the Mendip hills, Bleadon Hill, Brent knoll, Weston bay, Brean Down, Bristol channel and Exmoor beyond, double glazed door to.

Balcony

approx 20'0" x 3'7" (approx 6.10m x 1.09m)

With tiled floor, enclosed by glazed screening and providing an attractive seating area with panoramic views.

Kitchen

10'6" x 5'11" (3.20m x 1.80m)

4 Spot lights, extractor, the kitchen is fitted with white units comprising double

and single wall cupboards with concealed lighting under. Porcelain single bowl single drainer sink unit with mixer tap over and cupboard and integrated dishwasher under, further base cupboards and drawers and integrated fridge freezer, 4 ring electric hob with stainless steel chimney extractor hood and light over and stainless steel electric oven under, timber effect laminate flooring.

Bedroom

12'9" x 12'4" max (3.89m x 3.76m max)

Electric wall heater, TV and telephone point, Upvc double glazed picture windows affording panoramic views to the Mendip hills, Bleadon Hill, Brent knoll, Weston bay, Brean Down, Bristol channel and Exmoor beyond, double glazed door to the balcony.

Dressing room walk in storage cupboard

5'11' x 4'9" (1.80m' x 1.22m'2.74m)

2 spot lights.

Bathroom

6'9 x 5'6" (2.06m x 1.68m)

3 Spot lights, extractor, fitted with a white suite of P shaped bath with mixer tap with shower attachment and curved screen. Wash hand basin with mixer tap over and shaver socket to the side, low level WC, fully tiled walls and large wall mirror, electric heated towel rail, tiled effect flooring.

Tenure

Residue of 999 year lease from 31/05/2005 Maintenance £2313.58 per year Ground rent to be confirmed.

PROPERTY DESCRIPTION

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating electric room heaters
- Sewerage drainage Bristol Wessex water
- Broadband via fibre to the property

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:

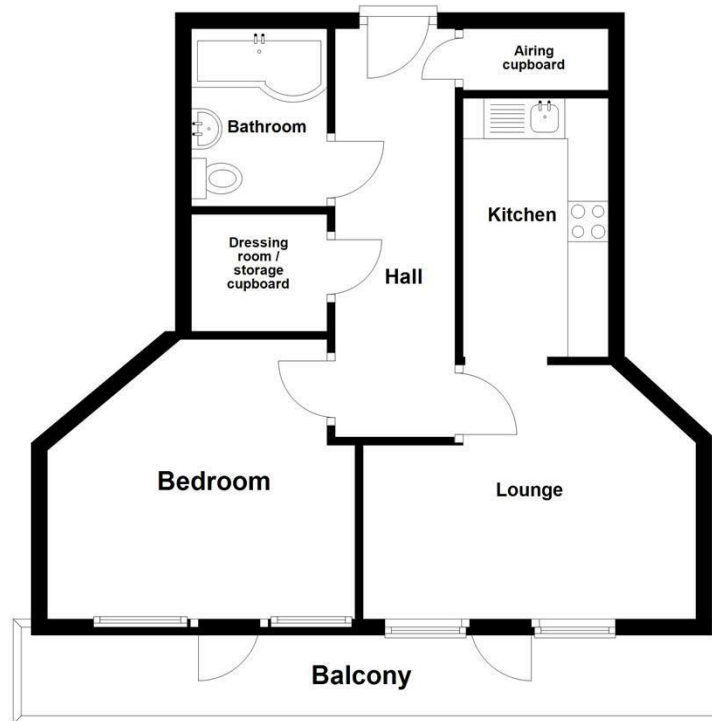
flood-map-for-planning.service.gov.uk/location







First Floor



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Plan produced using PlanUp.

Hobbs & Webb

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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.