



Hobbs&Webb

BRISTOL ROAD LOWER
Weston-Super-Mare, BS23 2PJ

Price £150,000



Located on the level a short walk from the High street, sea front Grove park and train station of Weston-super-Mare, a 3rd floor / top floor flat with roof top views. The property which has gas central heating is approached via either lift service or stairs and would ideally suit first time buyers, buy to let investors or as a retirement property, the accommodation comprises 2 good size double bedrooms and a southerly facing lounge with a kitchen area as well as a shower room. The flat is sold with the added benefit of a garage for of street parking and or useful parking as well as having no onward chain.

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) A		
(81-91) B		
(69-80) C	72	82
(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

Communal entrance

Door with entry phone system to entrance hall, stairs or lift to 3rd floor.

Communal Landing

Door to flat 18.

Entrance hall

Entry phone and 2 useful storage cupboards.

Lounge with kitchen area

overall 22'2" x 12'3" max (overall 6.76m x 3.73m max)

Lounge area 16'2" x 12'3" (4.93m x 3.73m) covered ceiling, Upvc double glazed south facing with roof top views over the town, 2 radiators, TV point.

Kitchen area approx 9'7" x 6'0" (2.92mx 1.83m) window to rear, fitted with grey coloured units comprising double and single wall cupboards one housing gas fired boiler providing hot water and central heating. Single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawer with roll edge work tops over forming part breakfast bar, timber effect splash backs, electric cooker point, plumbing for a washing machine.

Bedroom 1

17'7" x 9'3" (5.36m x 2.82m)

Southerly facing window with roof top views, radiator.

Bedroom 2

11'9" x 8'11" (3.58m x 2.72m)

Southerly facing window with roof top views, radiator.

Shower room

7'9" x 4'2" (2.36m x 1.27m)

Extractor, radiator, low level WC, pedestal wash hand basin, half tiled walls fully tiled to shower area with electric shower.

Garage

15'4" x 7'9" (4.67m x 2.36m)

With up and over door accessed off Market Lane

Tenure

Leasehold 999 year lease from 29/09/1982 ground rent understood to be £25 per year maintenance charge of £1400 per year, management company run by Saturley Garner.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex Water
- Heating Via gas central heating
- 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

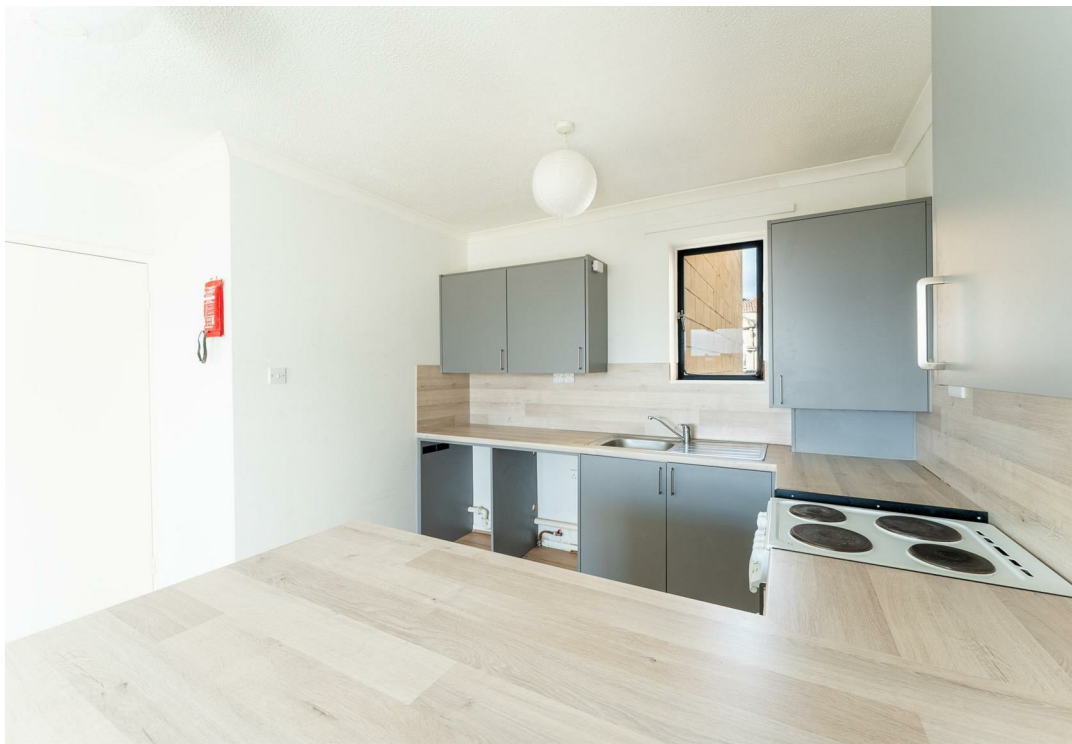
checker.ofcom.org.uk/en-gb/broadband-coverage

PROPERTY DESCRIPTION

Flood Information:

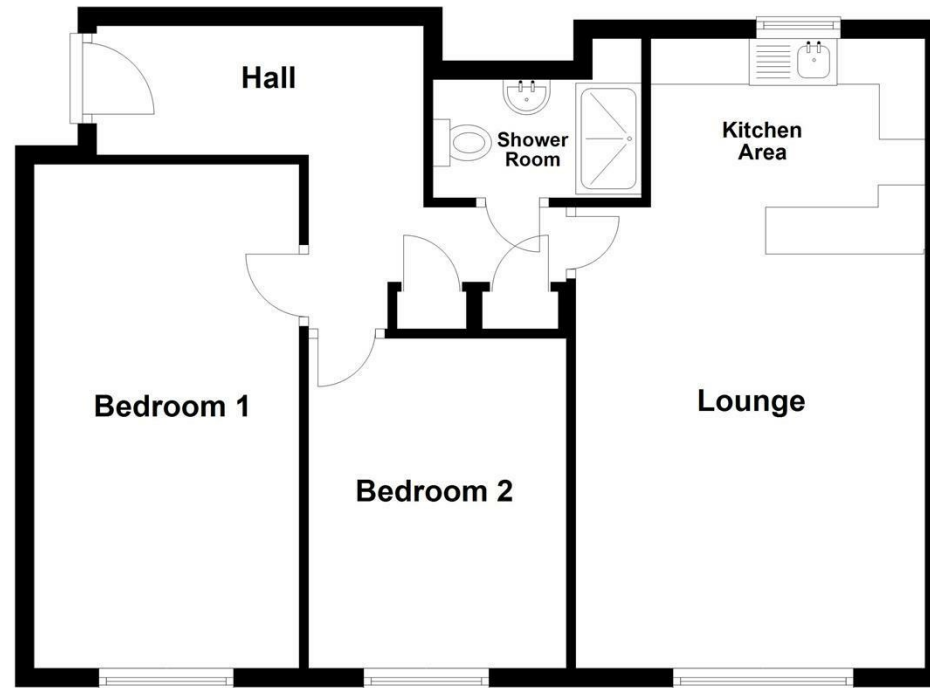
flood-map-for-planning.service.gov.uk/location







Third 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.