



Hobbs&Webb

SEVERN ROAD
Weston-Super-Mare, BS23 1DP

Price £180,000



No Onward chain. Conveniently located for local shops, parks, the sea front and nearby High street and train station of Weston-super-Mare a converted ground floor flat which can be accessed via a communal or its own entrance, within an older Victorian style semi detached stone built house. The property does have double glazing and gas central heating but will benefit from modernisation, has its own driveway providing off street parking as well as the rear garden with the flexible accommodation arranged as an entrance hall, southerly facing bright lounge, dining room, kitchen 2 bedrooms and bathroom.

Local Authority

North Somerset Council Tax Band: B

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	59	76
(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

Upvc double glazed door to.

Communal Entrance Vestibule

Ornate ceiling, window to side, quarry tiled floor and leading to an entrance hall, door to ground floor flat 1.

Hall

Access to under stair cupboard, radiator.

Lounge

17'5" into bay x 12'9" recess (5.31m into bay x 3.89m recess)

A southerly facing room attracting a good deal of natural light, ornate ceiling cornice and ceiling rose, Upvc double glazed bay window, chimney breast with surround and tiled hearth, radiator, telephone point.

Bathroom

8'3" x 5'3" (2.51m x 1.60m)

Upvc double glazed window to side, radiator, white suite of panelled bath with mixer tap with shower attachment. pedestal wash hand basin, low level WC, fully tiled walls.

Bedroom 1

13'9" x 8'7" plus recess (4.19m x 2.62m plus recess)

Upvc double glazed window to side, radiator,

Dining room

11'9" x 9'10" plus recess (3.58m x 3.00m plus recess)

Upvc double glazed window to side, aluminium double glazed door to driveway,

radiator, wall mounted gas fired boiler providing hot water and central heating, archway to.

Kitchen

12'3" x 6'0" (3.73m x 1.83m)

Upvc double glazed window to side, fitted with double and 3 single wall cupboards, single bowl single drainer sink with mixer tap over and double and single cupboards under, 2 base corner cupboards and 4 base drawers with roll edge work tops over with tiled splash backs, plumbing for a washing machine, integrated electric oven, 4 ring electric hob with stainless steel chimney extractor hood and light over, vinolay flooring door to.

Bedroom 2

11'6" x 8'8"max (3.51m x 2.64mmax)

Upvc double glazed window to rear, radiator.

Tenure

Leasehold residue of 999 year lease 981 years believed to remain, quarter share of any work as and when required, peppercorn ground rent.

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

PROPERTY DESCRIPTION

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

Ofcom checkers below:

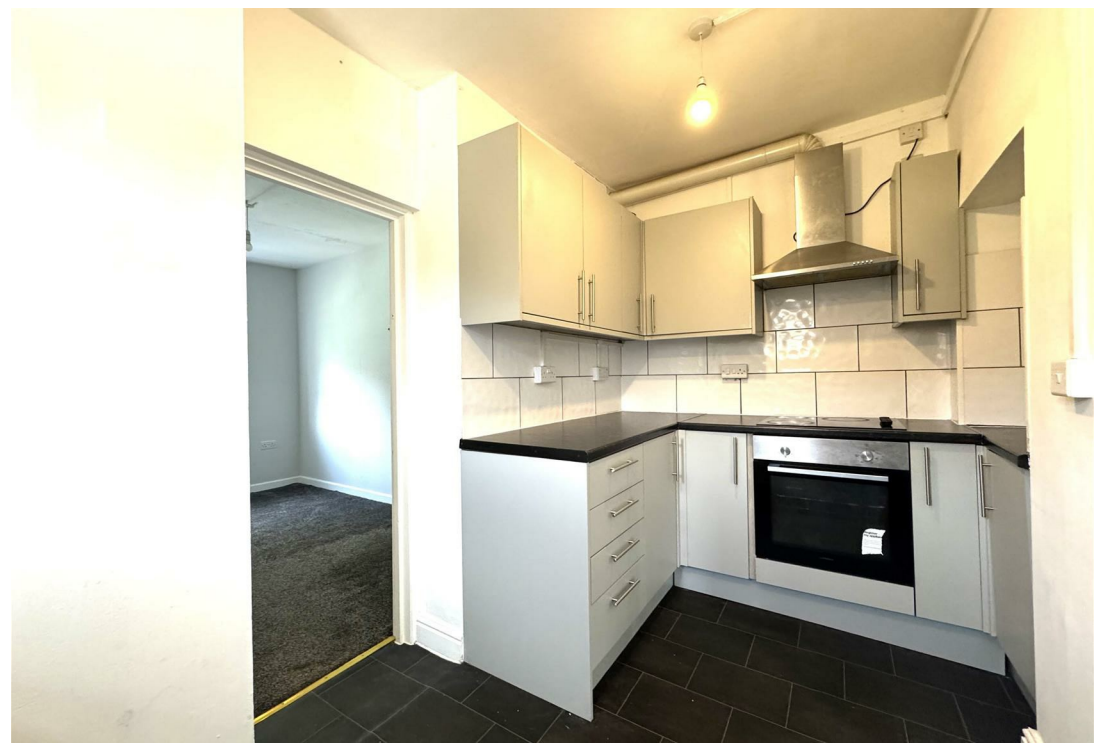
checker.ofcom.org.uk/en-gb/mobile-coverage

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

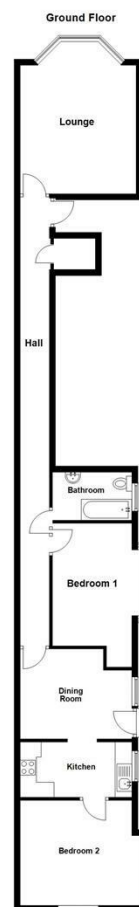
Flood Information:

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









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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.