



Hobbs&Webb

BEACH ROAD
Weston-Super-Mare, BS23 1DH

Price £175,000




Located in this ever popular retirement block just off of the sea front, ideally located for the Beach lawns, High Street and other local facilities a purpose built ground floor apartment located on the south side of the building with a small patio area and with all principle rooms overlooking the communal gardens. The property is sold with no onward chain with the accommodation which is Upvc double glazed and has electric heaters comprising, an entrance to hall with ample built in storage to a good size lounge / diner, kitchen, 2 double bedrooms, and shower room. Residents have use of a residents lounge, kitchen, laundry and gardens, with parking available on a first come first served basis, and a guest suite which can be hired by visitors for a small charge.

Local Authority

North Somerset Council Tax Band: C

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		74	74
(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 to communal entrance porch further door to communal reception area, door to flat 1.

Entrance Hall

Coved ceiling, 2 useful storage cupboards, airing cupboard with light and replacement instant electric water heater, Tunstall care system.

Lounge

22'7" x 10'7" (6.88m x 3.23m)

Coved ceiling, minster style fireplace with stone effect surround mantle and hearth with electric coal effect fire, night storage heater , TV point, Upvc double glazed door and side panel south facing and leading to small paved patio seating area with outside light and overlooking the communal gardens. Glazed double doors to.

Kitchen

7'8" x 7'6" (2.34m x 2.29m)

Coved ceiling, Upvc double glazed south facing window to the communal gardens. The kitchen is fitted with a range of maple effect units comprising a double wall cupboard, over cooker cupboard, 2 shelved display recess's, single bowl single drainer sink with double cupboard under, 4 ring electric hob with storage shelves under and extractor hood over, integrated electric oven with cupboard below, further base cupboards and drawers with roll edge work tops over with tiled splash backs, space for a fridge / freezer, electric wall heater, vinolay flooring.

Bedroom 1

17'5" x 9'1" (5.31m x 2.77m)

Including double built in wardrobes with folding mirrored doors, coved ceiling electric wall heater, Upvc double glazed south facing window over looking the communal gardens.

Bedroom 2

15'7" x 9'2" max (4.75m x 2.79m max)

Plus door recess, coved ceiling, Upvc double glazed south window over looking the communal gardens, electric wall heater.

Shower room

6'8" x 5'5" (2.03m x 1.65m)

Coved ceiling, tiled double shower cubicle with mains mixer shower unit and sliding screen, vanity wash basin with double cupboard below and shaver light and socket over, low level WC, fully tiled walls, extractor, electric wall heater, vinolay flooring.

Tenure

Leasehold residue of 125 year lease form 1/11/2003. Maintenance £3310.80 per year Ground rent £450 per year

Agents note 1

There is an age restriction - single person must be aged 60 years or over and in the case of a couple, the younger person must be at least 55 years old.

Agents note 2

he House Manager on site between 09.00-17.00, Monday-Friday. The

PROPERTY DESCRIPTION

Apartment has use of residents lounge with kitchen, games room, library, laundry room and guest suite (charges apply).

Agents note 3

We are advised by the sellers that when the property is sold, the seller has to pay a transfer fee of equal to 1% of the agreed sale price together with 1% to the contingency fund.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via Bristol Wessex water
- Heating via 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

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

Flood Information:

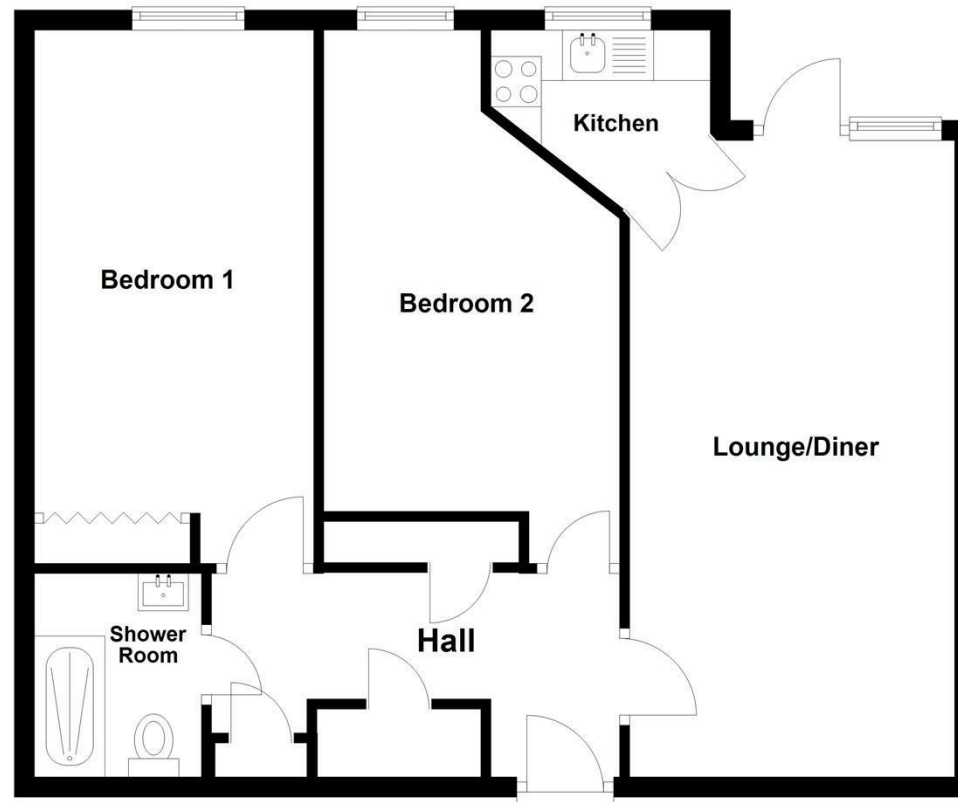
flood-map-for-planning.service.gov.uk/location







Ground Floor



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.