



Hobbs&Webb

CLEVEDON ROAD
Weston-Super-Mare, BS23 1DG

Price £195,000



Sold with no onward chain, a self contained ground floor flat with a good size south facing garden also sold with a parking space and is located on the level within the ever popular southward. The property is within a short walk of the sea front, local shops, the town centre and railway station and will make an ideal first time buy, retirement or buy to let purchase. Approached via its own entrance with Upvc double glazing and gas central heating with a good size southerly facing lounge / diner overlooking the garden, a modern fitted kitchen breakfast room, separate utility room, 2 bedrooms and a bathroom. Leasehold.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

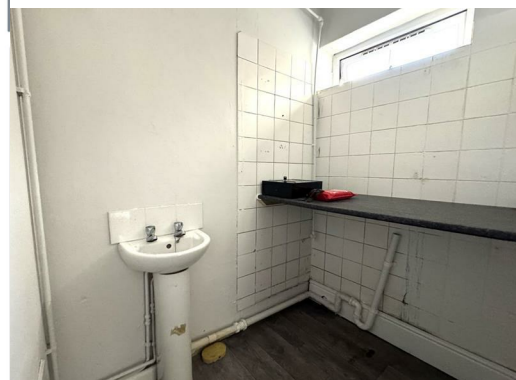
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(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 door to.

Lounge / Diner

16'7" x 11'8" to 15'6" max (5.05m x 3.56m to 4.72m max)

A lovely light southerly facing room overlooking the garden with 2 Upvc double glazed windows, radiator, TV point, door to.

Lobby area leading to.

Kitchen Breakfast room

15'7" x 12'3" to 8'9" (4.75m x 3.73m to 2.67m)

Wall mounted gas fired boiler providing hot water and central heating, Upvc double glazed window, fitted with a modern range of units comprising double and 2 single wall cupboards, single bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards, triple base drawers with deep pan drawer and roll edge work tops over with tiled splash backs, 4 ring electric hob with stainless steel chimney extractor hood and light over, integrated electric oven, radiator.

Utility Room

7'8" x 5'6" to 2'5" (2.34m x 1.68m to 0.74m)

Upvc double glazed window, roll edge work top, plumbing for a washing machine, wash hand basin, radiator, extractor, timber effect flooring.

Bathroom

7'9" x 5'7" (2.36m x 1.70m)

Upvc double glazed window, extractor, fitted with a white suite of panelled bath with mixer tap with shower attachment over, shower back walls to bath

area, pedestal wash hand basin with tiled splash back, low level WC, timber effect flooring.

Bedroom 1

10'9" x 8'4" min plus recess (3.28m x 2.54m min plus recess)

Upvc double glazed window, radiator, storage cupboard.

Bedroom 2

7'8" x 7'7" (2.34m x 2.31m)

Plus shallow Upvc double glazed bay, radiator, telephone point.

Outside

42'0" x 20'0" (12.80m x 6.10m)

The garden is a real feature of the property being southerly facing approximately 42 '0" x 20'0" (12.80m x 6.10m) enclosed by local limestone walling with paved patio seating area, level lawn, timber garden shed. A shared access driveway to the side of the property with parking for 1 car.

Tenure

Leasehold residue of 125 years from 01/05/2007 to be extended to 999 years Maintenance 1/5th share of any required works peppercorn ground rent

Material Information.

Additional information not previously mentioned

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

PROPERTY DESCRIPTION

- Sewerage mains drainage via 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:

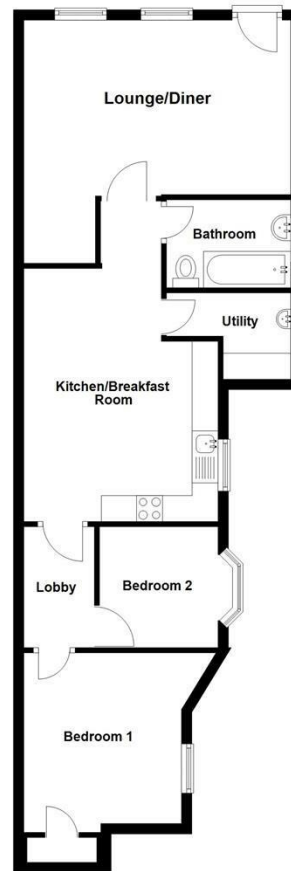
flood-map-for-planning.service.gov.uk/location







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.