



Hobbs&Webb

KNIGHTSTONE ROAD
Weston-Super-Mare, BS23 2BE

Price £175,000



Hobbs and Webb are delighted to offer for sale, with no onward chain, this two-bedroom third-floor flat on Knightstone Road, boasting stunning views across Weston Bay, the Grand Pier, and towards Brean Down.

The building is accessed via a communal entrance hall with an intercom system, with both stairs and a lift providing access to each floor. Inside, the accommodation comprises an entrance hall, a spacious lounge with breathtaking views, a well-appointed kitchen, two double bedrooms, and a shower room.

Externally, the property benefits from first-come, first-served parking to the rear and beautifully maintained communal gardens to the front.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	81
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 Hall

Entrance door into entrance hall, smoke alarm, telephone point, intercom telephone system and doors to:-

Entrance Hall

Entrance door into entrance hall, smoke alarm, telephone point, intercom telephone system and doors to:-

Lounge

13'2 x 15'3 (4.01m x 4.65m)

uPVC double glazed sash window affording views towards The Grand Pier, Weston Bay, Knightstone Island, Brean Down and the Quantocks beyond, Coved ceiling, electric wall heaters coal-effect electric fire with surround, mantle and hearth, television point and archway through to:

Kitchen

11'7 x 10'0 max narrowing to 5'6 (3.53m x 3.05m max narrowing to 1.68m)

Fitted with a range of white gloss wall and floor cupboard and drawer units, work surfaces incorporating a stainless steel bowl single bowl sink and drainer unit with mixer tap over and tiled splashbacks, uPVC double glazed sash window affording views toward The Grand Pier, Weston Bay, Knightstone Island, Brean Down and the Quantocks beyond, space for an electric cooker, extractor hood over, recess for fridge, plumbing and recess for washing machine, inset ceiling spotlights, tiled flooring.

Bedroom One

9'10 x 15'4 max (13'7 min) (3.00m x 4.67m max (4.14m min))

uPVC double glazed window to rear aspect, built-in double wardrobe with sliding mirror doors. airing cupboard housing shelving and insulated tank and immersion heater and pump, wall mounted electric wall heater, telephone point and loft access.

Bedroom Two

15'10" x 8'2" (4.83m x 2.51m)

uPVC double glazed sash window affording views toward the Pier, Weston Bay, Knightstone Island, Brean Downs and the Quantocks beyond, double wardrobe with sliding mirror doors, wall mounted electric heater and loft access.

Shower Room

Fitted with a white suite corner shower cubicle with curved sliding screen and Triton electric shower, vanity wash hand basin with mixer tap over and cupboard under, low level WC, shaver light and socket, chrome electric heated towel rail, fully tiled walls, extractor fan and tiled flooring.

Tenure

948 years remaining on the lease. Management fees of £250 per quarter year to include buildings insurance, upkeep of garden and windows. No Ground Rent payable.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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

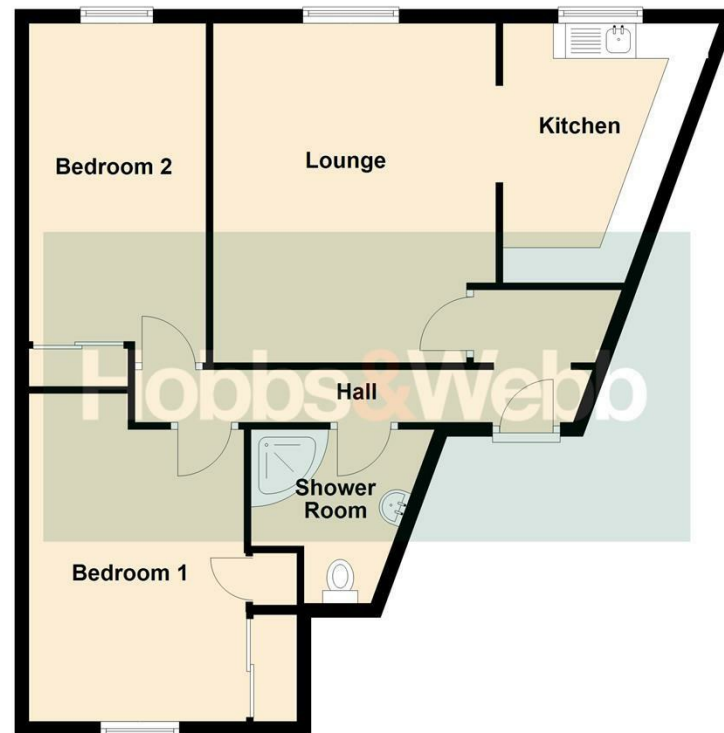
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

Third Floor

Approx. 70.0 sq. metres (753.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.1 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

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.