



**Hobbs&Webb**

**QUEENS ROAD**  
Weston-Super-Mare, BS23 2LE

**Price £135,000**





Set on the lower southerly facing slopes of Weston-super-Mare hillside within a short walk of the Boulevard, High street, Grove park, train station and sea front, a lovely cozy converted ground floor flat that will make an ideal first purchase or buy to let investment. The property is being sold with its own parking space and a small area of courtyard style garden, with the accommodation which is part Upvc double glazed and has gas central heating comprising an entrance hall leading to a lounge, modern fitted kitchen, a double bedroom with an ensuite shower room. Must be viewed.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

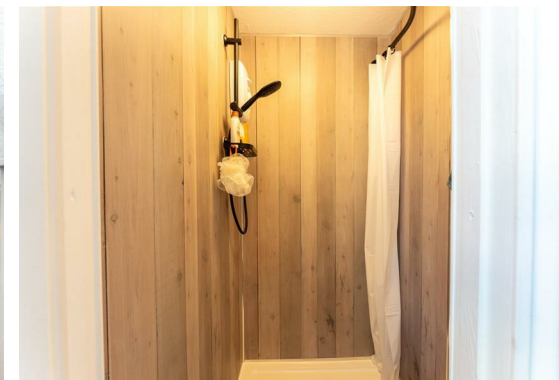
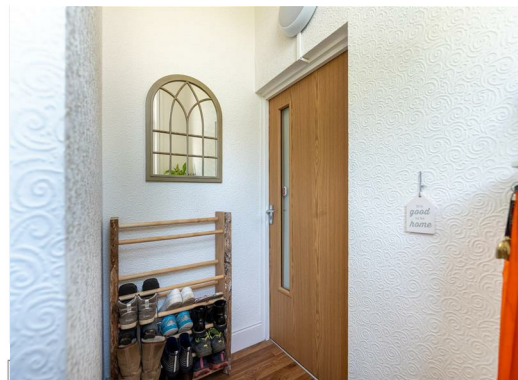
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Half glazed timber door and top light to.

## Communal entrance Porch

Inset door mat, timber effect flooring, inner part glazed timber door to flat 1a.

## Entrance Hall

Louvred door to high level storage space, and door to.

## Lounge

15'1" x 8'4" plus door recess (4.60m x 2.54m plus door recess)

Coved ceiling, Upvc double glazed window to the rear, 2 shelved recess's. 2 radiators, timber effect flooring, drop down table, TV point, door to storage cupboard, archway to.

## Kitchen

6'8" x 6'3" (2.03m x 1.91m)

Triple spot light, fitted with a range of modern units comprising double and single wall cupboards, timber shelving, single bowl single drainer sink with cupboard under, further double base cupboard and drawers with roll edge work tops over with tiled splash backs. Space for cooker with electric cooker point with extractor hood over, space and plumbing for a washing machine, space for fridge freezer, timber effect flooring.

## Bedroom

10'5" bay max x 8'6" (3.18m bay max x 2.59m)

Coved ceiling, timber sash window to the front, 5 recessed spotlights, porcelain wash hand basin with mixer tap over with tiled splash back, timber surround with storage recess below, radiator, louvred door to built in wardrobe,

door to further wardrobe providing hanging and shelving space and also housing wall mounted gas fired boiler providing hot water and central heating, louvred doors to high level storage cupboards and door to.

## Ensuite Shower room

Fitted with a white suite of low level WC with built in wash hand basin over, shower cubicle with electric shower with timber effect shower back, extractor.

## Outisde

Area of courtyard style garden partially enclosed by local stone walling, laid to chipping stones and providing an attractive seating area, access to own parking space to the rear of the property.

## Tenure

Maintenance 1/6th share of work as and when required and 1/6 share of block buildings insurance policy, 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 property

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

## PROPERTY DESCRIPTION

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

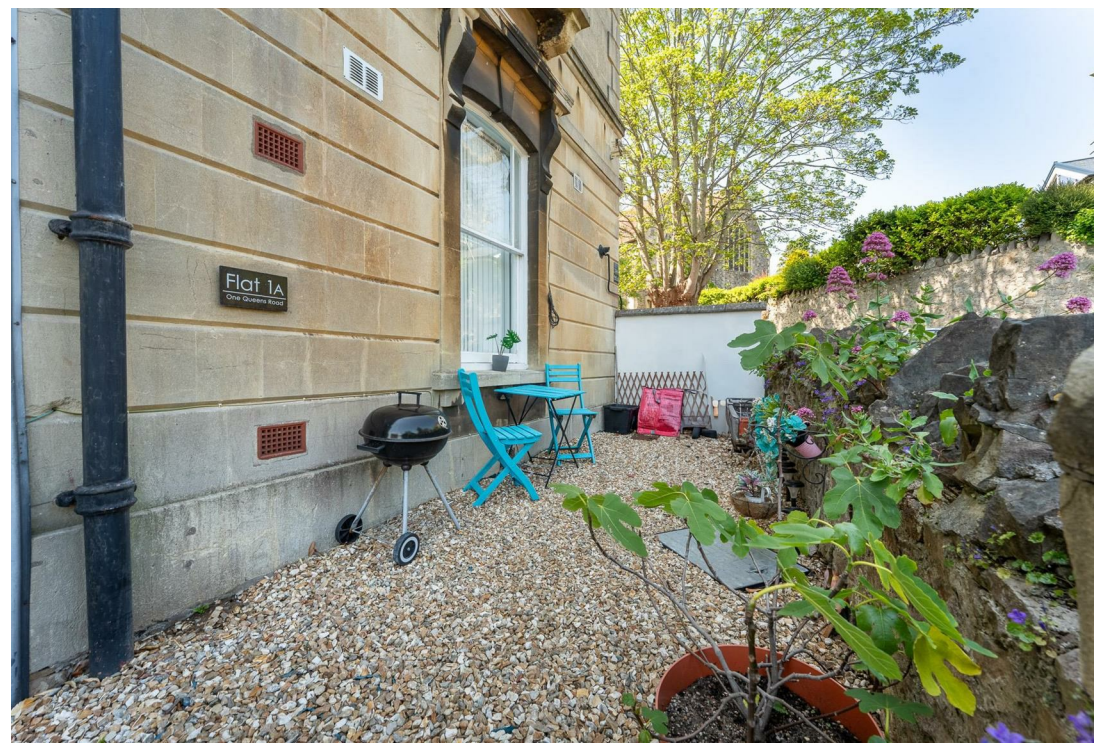
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





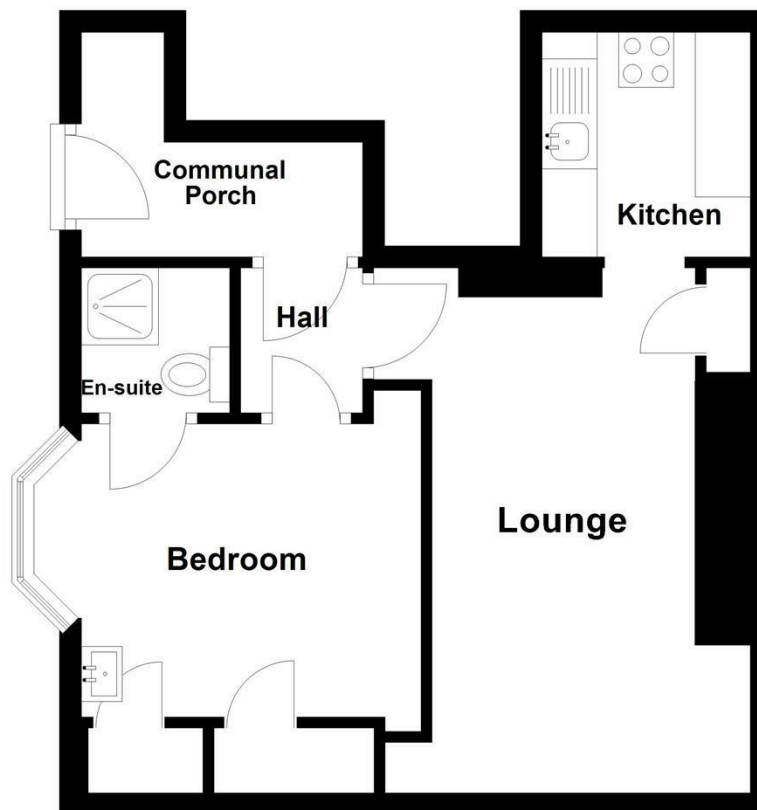








## Ground Floor



# 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.