



**Hobbs & Webb**

SWISS ROAD  
Weston-Super-Mare, BS23 3AU

Price £155,000



Located on the outskirts of Weston-super-Mare's town centre and just a short stroll from the sea front, this beautifully presented one bedroom ground floor flat offers the perfect blend of convenience, character, and comfort.

The property benefits from its own private entrance, opening into a welcoming vestibule and hallway. To the front, a spacious lounge enjoys a charming bay window, allowing natural light to flood the room. The modern fitted kitchen and contemporary bathroom suite provide stylish and functional living, while the generous double bedroom at the rear features French doors leading out to a private courtyard garden.

Further features include an enclosed front garden which offers potential to be converted into off-street parking (subject to necessary permissions).

This self-contained flat is just moments from Weston train station, local shops, and amenities, making it ideal for first-time buyers, downsizers, or buy-to-let investors. Offered to the market with no onward chain, early viewing is highly recommended.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

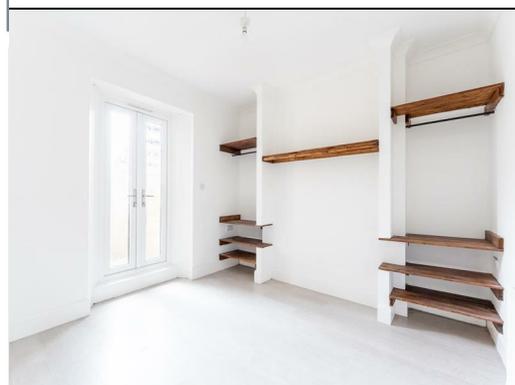
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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

## Front Garden

Enclosed by hedging with pathway leading to the entrance.

## Entrance Vestibule

Entrance door providing access to entrance vestibule, dado rail, wood effect vinyl flooring and stained glass door providing access to:-

## Entrance Hall

uPVC obscured double glazed window to the side access, telephone point, small cupboard with shelving, further cupboard with double door housing 'Worcester' gas combi boiler (2022), cornice ceiling, radiator, tiled flooring and doors to:-

## Lounge

15'1 x 11'5 (15'0 into the bay) (4.60m x 3.48m (4.57m into the bay))

uPVC double glazed bay window to the front aspect, radiator, television point, cornice ceiling and wood effect laminate flooring.

## Kitchen

11'6 x 6'7 (3.51m x 2.01m)

A modern fitted kitchen with matching wall and base cupboard with rolled edge work surfaces and tiled splashback. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer, space and plumbing for washing machine, four ring electric hob with oven below, radiator, uPVC obscured double glazed window to the side aspect and wood effect vinyl flooring.

## Bedroom

11'5 x 10'8 (3.48m x 3.25m)

Coved ceiling, shelving to the recesses, radiator and uPVC French doors providing access to the courtyard.

## Bathroom

A modern three piece bathroom suite comprising panelled bath with electric shower and tiled surround, pedestal wash hand basin with mixer tap over and tiled splashback, low level WC, radiator, extractor fan and tiled flooring

## Courtyard

Fully enclosed by fencing and store area.

## Tenure

We understand the property is leasehold tenure with a 999 year lease from 01/01/1986. Any external maintenance is split 50/50 with the upstairs flat.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

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

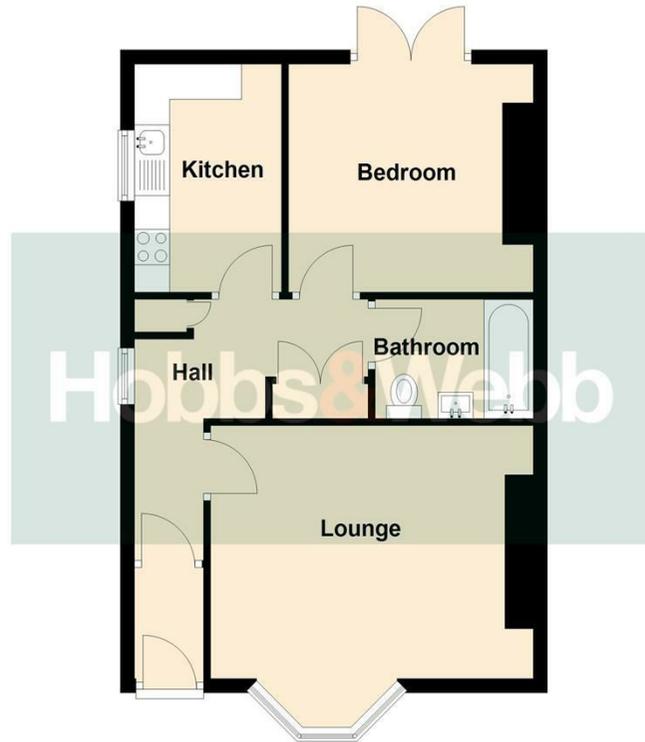
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

### Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



Total area: approx. 49.5 sq. metres (532.4 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.