



**Hobbs & Webb**

**HOPKINS STREET**  
Weston-Super-Mare, BS23 1RS

Price £135,000





Hobbs and Webb are pleased to welcome to the market this two bedroom ground floor flat, situated in a central location close to Weston town centre, train station and sea front.

Internally the property briefly comprises entrance hall, lounge, kitchen, conservatory, two bedrooms and shower room. Outside a private courtyard garden.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

## Entrance Vestibule

Via decorative uPVC double glazed front door. Part tiled walls. Door to

## Entrance Hall

Radiator. Dado rail. Under stair storage cupboard. Door to:

## Lounge

13'5 x 10'8 (4.09m x 3.25m)

UPVC double glazed window to the front aspect, feature fireplace, television & telephone point and radiator.

## Kitchen

9'1 x 6'6 (2.77m x 1.98m)

Side aspect wood framed window. Fitted with eye and base level units with rolled edge work top surfaces over. Inset 11/2 bowl stainless steel sink with mixer taps and tiled splash backs. Space and plumbing for washing machine. Space for cooker. Cupboard housing boiler which was fitted in 2015. Opening to

## Conservatory

10'7 x 6'4 (3.23m x 1.93m)

With sloping roof. Wall mounted lighting. UPVC door to courtyard garden.

## Bedroom One

12'3 x 10'8 (3.73m x 3.25m)

Rear aspect uPVC double glazed door leading to the conservatory and radiator.

## Bedroom Two

9'4 x 7'8 (2.84m x 2.34m )

Currently being used as an office/study. Rear aspect wood framed window and radiator.

## Shower Room

Side aspect wood framed obscured window. Comprising pedestal wash hand basin, low level WC, corner shower cubicle. Radiator.

## Courtyard

Laid to patio and enjoying a private aspect.

## Tenure

We understand the property is leasehold tenure with 961 years remaining on the lease.

## 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:

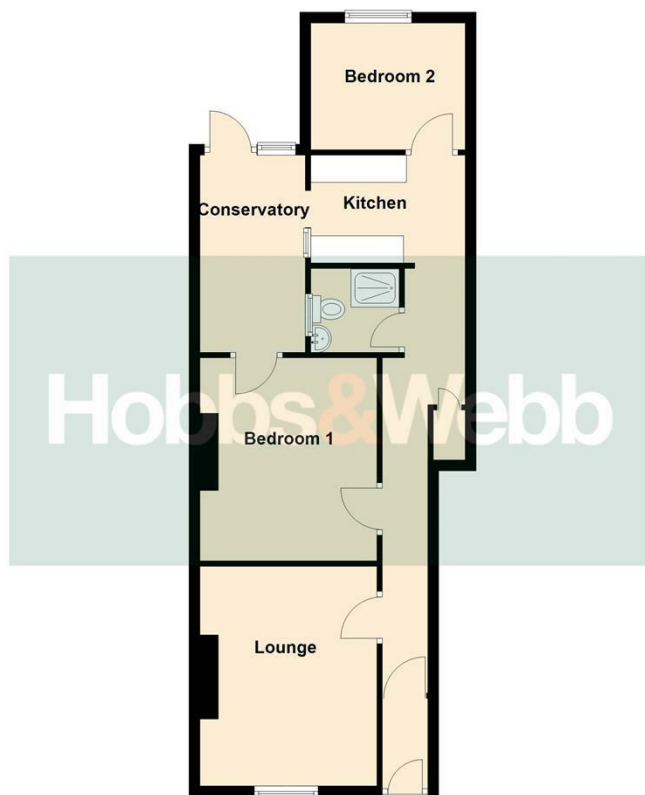
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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. 59.2 sq. metres (637.6 sq. feet)



Total area: approx. 59.2 sq. metres (637.6 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.