



Hobbs&Webb

GROVE PARK ROAD
Weston-Super-Mare, BS23 2LB

Price £155,000



Hobbs & Webb are delighted to bring to the market this spacious two-bedroom top floor maisonette, offered with no onward chain, ideally situated on the sought-after Weston Hillside, just a short stroll from Weston-super-Mare town centre and the sea front.

Accessed via a well-maintained communal entrance hall with stairs leading to the top floor, this generously proportioned home comprises an entrance hall with two storage cupboards, a bright and airy 16ft dual-aspect lounge, a fitted kitchen, landing, two double bedrooms, and bathroom.

Externally, the property benefits from communal gardens and an allocated parking space, providing added convenience.

Whether you're a first-time buyer, downsizer, or investor, this property presents an excellent opportunity in a desirable location close to local amenities, transport links, and the beach.

Local Authority

Council Tax Band:

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	42	71
(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

Communal Entrance

Approached by a communal hallway with an internal staircase which rises to the second floor and security entry telephone system. Entrance door leading to:-

Entrance Hall

Understairs storage cupboard, night storage heater. stairs rising to the upper floor landing, further storage cupboard. and doors to the kitchen and lounge.

Lounge

16'4 x 11'5 (4.98m x 3.48m)

Two uPVC double glazed windows to the rear and a further uPVC double glazed window to the side aspect, coved ceiling, night storage heater, storage cupboard, television point and newly fitted carpet.

Kitchen

10'5 x 6'9 (3.18m x 2.06m)

A matching range of wood effect wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Four ring electric hob with oven below. Space and plumbing for washing machine, uPVC double glazed window to the side aspect and vinyl flooring.

Upper Floor Landing

Access to fire escape route. Airing cupboard with insulated hot water cylinder and electric immersion heater. Doors to the bedrooms and bathroom.

Bedroom One

8'7 x 12'5 plus recess (2.62m x 3.78m plus recess)

One uPVC double glazed window to the rear, two further uPVC double glazed windows to the side aspect and night storage heater.

Bedroom Two

7'3 x 11'4 to the built in wardrobe (2.21m x 3.45m to the built in wardrobe)

uPVC double glazed window to the rear aspect, night storage heater and telephone point.

Bathroom

Panelled bath with twin taps over and electric shower, pedestal wash hand basin with twin taps over, low level WC, partially tiled walls, uPVC obscured double glazed window to the side aspect and vinyl flooring.

Outside

Allocated car standing space. Communal gardens.

Tenure

We understand the property is leasehold with 955 years remaining on the lease. The Management fees are currently set at £430.00 per quarter included in these fees are maintaining the grounds and gardens, maintaining cleanliness of the communal hallways. The buildings insurance charge is outside of the Management fee and is approximately £365.00 per year however this can vary. There is a ground rent at the property which is currently charged at £25.00 per annum.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric and water
- Water metered or not. Must state.
- Night storage heating
- Mains drainage
- NO PETS ALLOWED
- NO HOLIDAY LETS PERMITTED

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

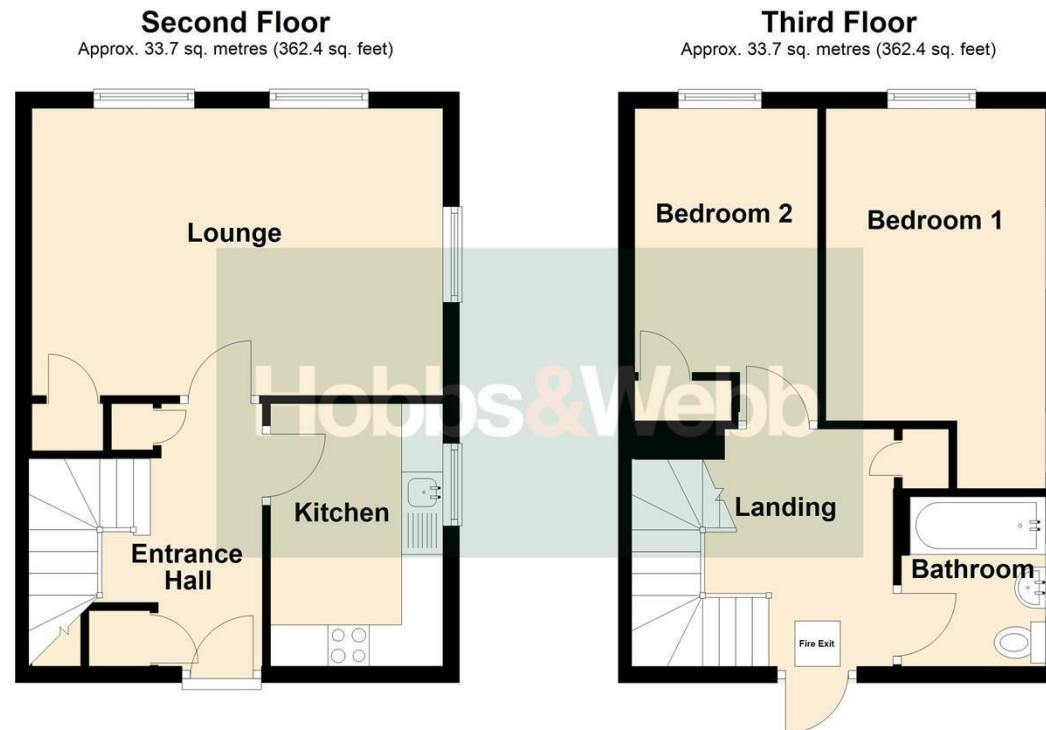
Flood Information:

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









Total area: approx. 67.3 sq. metres (724.8 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.