



Hobbs&Webb

UPPER KEWSTOKE ROAD
Weston-Super-Mare, BS23 2EP

Price £225,000



Hobbs & Webb are delighted to bring to the market this charming self-contained period flat with no onward chain, ideally positioned just a short stroll from the Prince Consort Gardens, Birnbeck Pier and the seafront.

Accessed via an external staircase, this characterful home offers spacious accommodation with an abundance of natural light.

Upon entering, you are welcomed into a 20ft kitchen/dining hall, enhanced by a large skylight that floods the room with light and creates a bright, inviting space. The 16ft living room is a true highlight, featuring elegant ceiling roses and delightful views toward the sea.

The property further benefits from three generously sized double bedrooms, offering versatile living arrangements, and a well-appointed family bathroom completes the accommodation.

This unique flat combines period charm with a highly desirable location, making it an excellent opportunity for a range of buyers.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

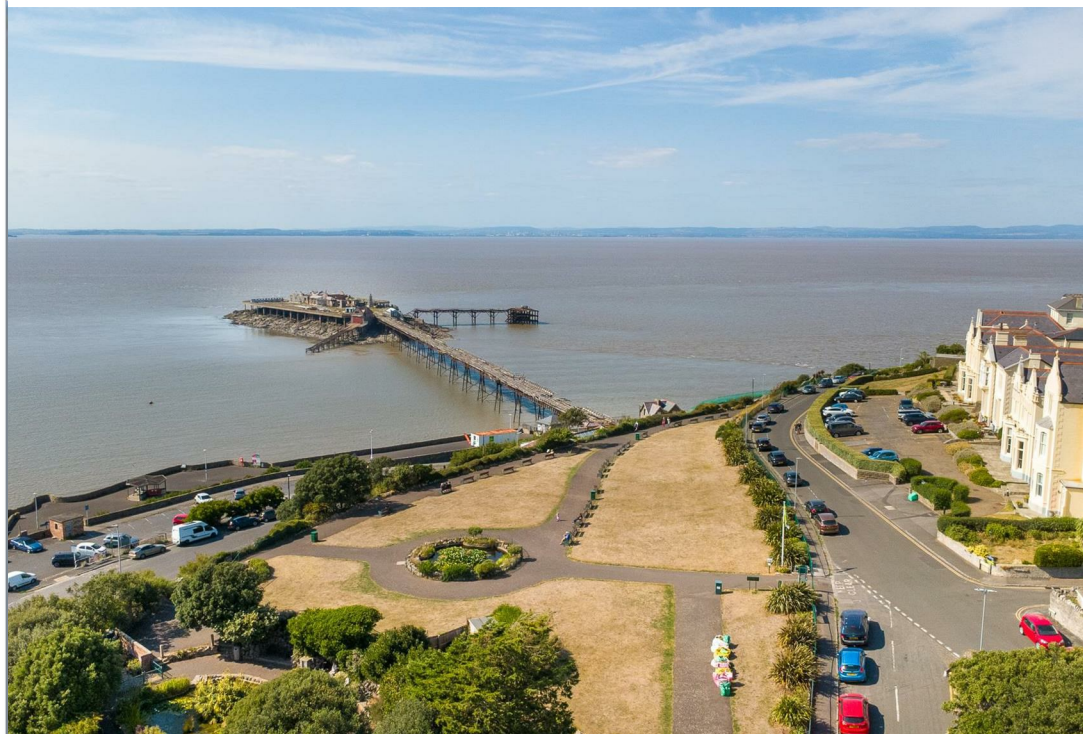
EPC Rating: C

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		
	70	79
EU Directive 2002/91/EC		
England & Wales		

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Outside

Useful storage cupboard. External staircase rising to the first floor. Entrance door into:-

Kitchen/Dining Hall

20'4 x 9'5 max (7'5 min) (6.20m x 2.87m max (2.26m min))

A big open plan kitchen/dining hall benefiting from a large skylight which floods the room with natural light. The kitchen area is fitting with a matching range of white shaker style wall and floor cupboard and drawers with rolled edge work surfaces and tiled splashbacks. One bowl stainless steel sink and drainer with mixer tap over. Four ring gas hob with oven below and extractor fan over. Space and plumbing for washing machine, space for undercounter fridge. Ornamented decorative coving, picture rail, part tiled effect flooring and part carpet, radiator and doors to the bedrooms, bathroom and lounge.

Living Room

16'0 x 12'6 (4.88m x 3.81m)

uPVC double glazed window to the rear aspect with views towards the sea. Beautiful decorative ceiling roses and coving, picture rail, feature fireplace, television point and radiator.

Bedroom One

15'10 x 12'9 (4.83m x 3.89m)

uPVC double glazed window to the front aspect with views towards the sea. Beautiful decorative ceiling roses and coving. Picture rail and radiator.

Bedroom Two

14'7 x 10'1 (4.45m x 3.07m)

uPVC double glazed window to the front aspect, cornice coving, picture rail and radiator.

Bedroom Three

12'3 x 6'5 (3.73m x 1.96m)

uPVC double glazed window to the front aspect, radiator, built in wardrobe and over-stairs storage cupboard housing the gas combi boiler.

Bathroom

11'3 x 5'2 (3.43m x 1.57m)

Panelled bath with mixer tap and shower shower. Pedestal wash hand basin with twin taps over. Low level WC, radiator, Velux window, picture rail and tiled flooring.

Tenure

We understand the property is leasehold with 995 years remaining. There are no maintenance charges and if any works are required, it is a shared cost of between the three flats.

Material Information.

Additional information not previously mentioned

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

PROPERTY DESCRIPTION

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

Ofcom checkers below:

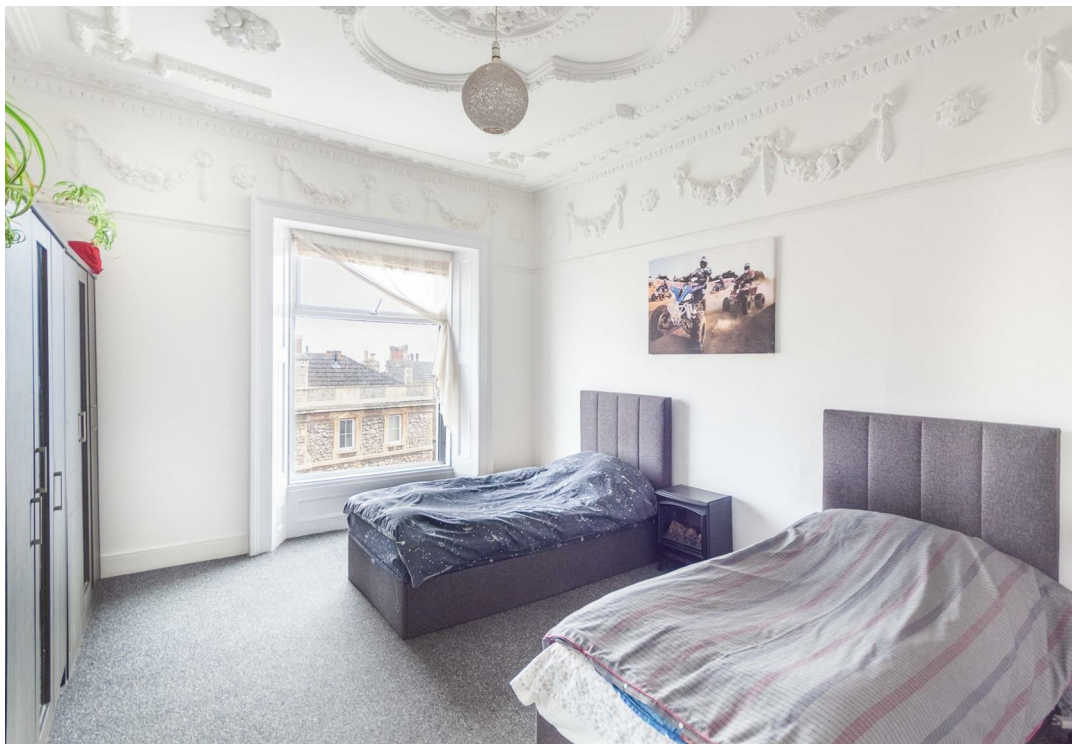
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

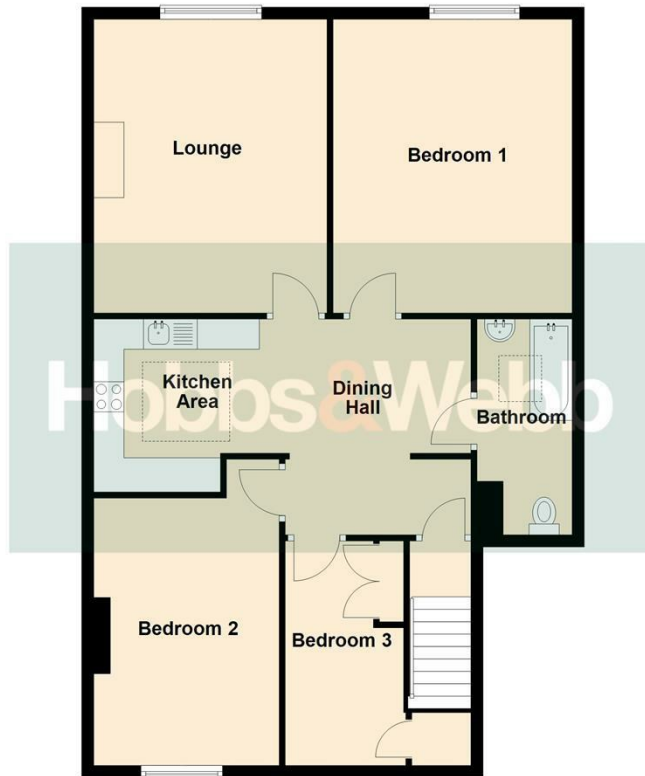






First Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

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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.