



Hobbs&Webb

VICTORIA QUADRANT
Weston-Super-Mare, BS23 2QB

Price £120,000



Being sold with no onward chain, a very centrally located converted first floor flat within an older Victorian style property. Situated within an easy level walk of the Train station High street and sea front of Weston-super-Mare the flat will make an great first time purchase or suit a buy to let landlord. The property benefits from gas central heating and has Upvc double glazing with the accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms and bathroom.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

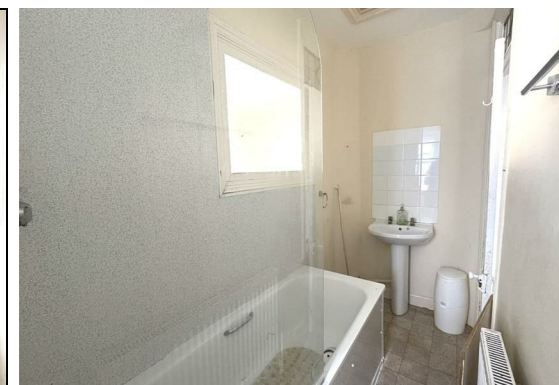
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(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



PROPERTY DESCRIPTION

Timber door to.

Communal Entrance

Half tiled walls, tiled floor, internal staircase to first floor communal landing with Upvc double glazed window to side half glazed timber door to flat 5.

Entrance Hall

Ornate corniced ceiling, picture rail, radiator, storage cupboard, further cupboard housing meters.

Lounge

12'3" x 10'1" recess (3.73m x 3.07m recess)

Coved ceiling, picture rail, Upvc double glazed window to the rear, fire place with timber surround with tiled inset, recess with built in dresser style unit with leaded light glazed door to wall cupboard with double base cupboard below, radiator.

Kitchen

8'1" x 5'7" extending to 8'9" (2.46m x 1.70m extending to 2.67m)

Upvc double glazed window, wall mounted gas fire boiler providing hot water and heating. The kitchen is fitted with 2 single wall cupboards and eyeline unit, single bowl single drainer sink with mixer tap over and double cupboard below, further base cupboards and drawers with timber effect roll edge work tops over with tiled splash backs, gas cooker point, plumbing for a washing machine, space for a fridge freezer.

Bedroom 1

14'7" x 8'0" plus door recess (4.45m x 2.44m plus door recess)

Picture rail, Upvc double glazed window, radiator.

Bedroom 2

11'2" x 8'2" max plus shallow bay (3.40m x 2.49m max plus shallow bay)

Coved ceiling, picture rail, 2 Upvc double glazed windows, radiator.

Bathroom

11;2" x 4'2" (3.35m;0.61m x 1.27m)

Upvc double glazed window, extractor, radiator, fitted with a white suite of panelled bath with mixer tap and mains mixer shower over with shower back walls to the bath area, pedestal wash hand basin with tiled splash back, low level WC, loft access.

Tenure

Leasehold residue of 999 year lease from the 2/06/1988 with a peppercorn ground rent, maintenance for 2025 to 2026 £550 pounds likely to increase for 2026 - 2027 as Stephen & Co will manage the block going forward and also reflecting some planned communal maintenance work.

Note the property is within the conservation area.

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
- Note the property is located in the conservation area

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

Ofcom checkers below:

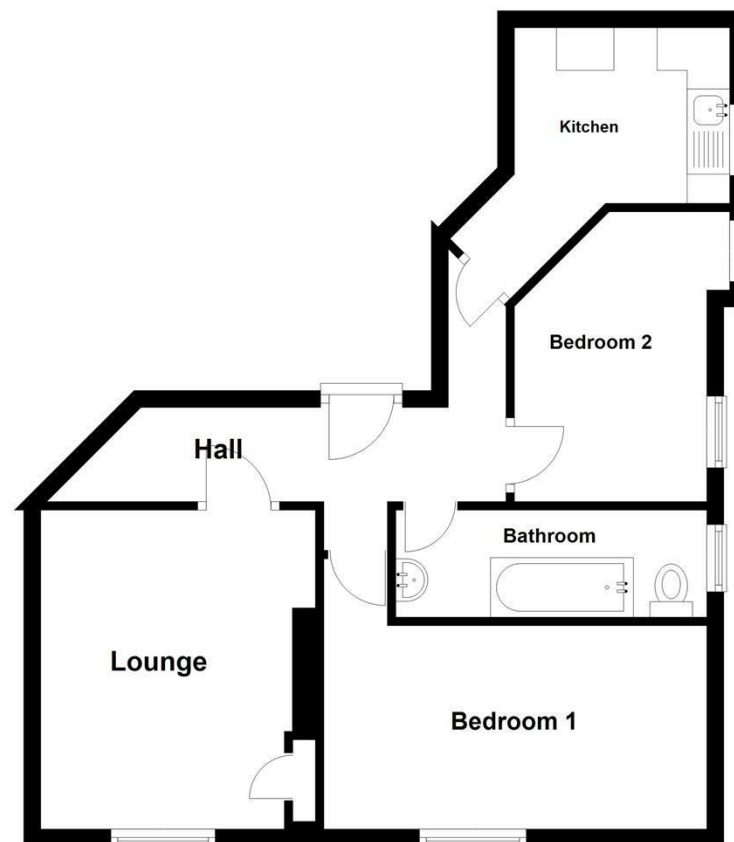
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

First Floor



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.