



Hobbs&Webb

MOORLAND ROAD
Weston-Super-Mare, BS23 4HN

Price £245,000



Located just off the sea front within walking distance of Weston-super-Mare golf club, local shops, the beach and Clarence Parks a good sized self contained ground floor flat which will suit a variety of purchasers approached via its own entrance. The property has a private enclosed south facing rear garden as well as a parking space, the accommodation which is Upvc double glazed and has gas central heating comprises a good size lounge with a wood burning stove, a kitchen diner with doors to the garden, 2 double bedrooms the master bedroom with an ensuite shower room as well as a family bathroom. Leasehold

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

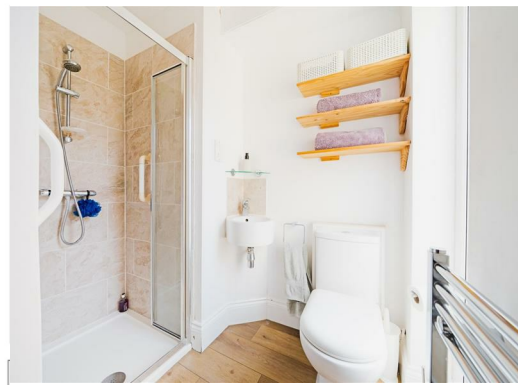
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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

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PROPERTY DESCRIPTION

Own entrance

Approached via a block paved driveway with outside light to double glazed door with top light to.

Lounge

15'7" into recess x 12'8" (4.75m into recess x 3.86m)

Coved ceiling, Upvc double glazed windows to the front, chimney breast with recess housing wood burning stove with slate hearth, deep skirting boards, modern designer vertical radiator, TV & telephone points, timber effect flooring, opening to.

Inner Hall

3 recessed spot lights, timber effect flooring, built in storage cupboard.

Kitchen diner

14'8" x 10'1" (4.47m x 3.07m)

8 Spot lights, Upvc double glazed double doors to the side garden, radiator. The kitchen is fitted with range of cream coloured units comprising 2 double and single wall cupboards, single bowl single drainer sink with mixer tap over and cupboard under, further double and single base cupboards and triple base drawers with deep pan drawer with timber work tops over. 4 ring electric halogen hob with stainless steel chimney extractor hood and light over, tiled splash back, integrated stainless steel electric oven below, larder style unit housing integrated fridge and freezer, space and plumbing for a washing machine and slim line dishwasher, boiler cupboard housing gas fired boiler providing hot water and central heating and providing useful storage space, timber effect flooring.

Bedroom 1

13'0" x 11'9" (3.96m x 3.58m)

Coved ceiling, Upvc double glazed south facing window to the side garden, chimney breast with fire place, vertical radiator, TV point door to.

Ensuite Shower room

Tiled shower cubicle with mains mixer shower and glazed doors, circular sink with mixer tap over, low level WC, chrome ladder style vertical radiator, 2 spot lights, extractor fan, Upvc double glazed fixed panel window, tiled effect laminate flooring.

From the kitchen diner door to.

Inner Hall

2 Opaque Upvc double glazed fixed panel windows, built in cupboard with shelving, door to.

Bedroom 2

13'1" x 10'4" (3.99m x 3.15m)

South facing Upvc double glazed window over looking the rear garden, radiator, TV and telephone points.

Bathroom

7'6" x 7'2" max (2.29m x 2.18m max)

Including shelved cupboard from the inner hall. Fitted with a modern white suite of panelled bath with mixer tap with shower attachment and folding screen, low level WC, pedestal wash hand basin, tiled surrounds, shaver socket, 4 spot lights, extractor fan, chrome heated towel rail, timber effect flooring.

PROPERTY DESCRIPTION

Outside

30'0" x 20'0" (9.14m x 6.10m)

The front garden is laid to chipping and cobble stone beds with brick edging, parking space for 1 car, shared chipping stone pathway to the west side of the property providing access to the first floor flat, timber pedestrian gate for sole use of the ground floor flat leading to the rear. Area of private side garden approx. 40'0" x 10'0" (12.19m x 3.05m) also accessed by double doors from the kitchen diner, predominately laid chipping stones and paving slabs with brick edgings providing a sunny private area to dine and relax, outside tap. Artificial grass path leading to the rear garden which is approx. 30'0" x 20'0" (9.14m x 6.10m) south facing, private and enclosed by local stone and block walling, laid to artificial grass with chipping stone and shrub borders and providing another sunny area to sit and relax, 2 timber garden sheds one with power.

Tenure

Leasehold crisscross lease 999 year lease 953 years remaining, £5 year ground rent, maintenance split 50 / 50 with upstairs flat on an as and when required basis.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating Via gas central heating
- Sewerage mains drainage Bristol Wessex water

- Broadband Via fibre to the property

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:

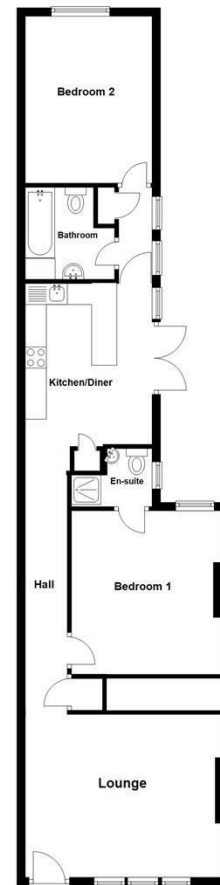
flood-map-for-planning.service.gov.uk/location







Ground 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.