



**Hobbs&Webb**

LOCKING ROAD  
Weston-Super-Mare, BS22 8PR

Price £125,000



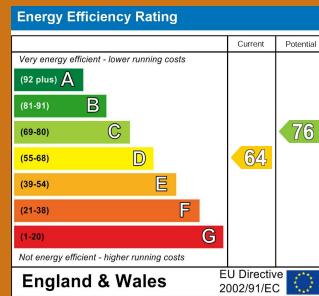
Sold with no onward chain a good size purpose built third floor flat that will make a great first time purchase or buy to let investment property. The flat which is Upvc double glazed and has electric night storage heating enjoys southerly and westerly views over Milton to the Mendip and Bleadon Hills and has the added benefit of being sold with a single garage. The accommodation comprises a good size lounge measuring 16'4" x 10'4" (4.98m x 3.15m) a fitted kitchen / diner 10'4" x9'8" (3.15m x 2.95m), a double bedroom 13'0" x 10'4" (3.96m x 3.15m) and bathroom, outside use of communal gardens and visitor parking, leasehold.

#### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



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

Flat 32 is located in the second block of flats located furthest away from Locking Road.

## Communal Entrance

With entry phone system and internal staircase rising to.

## 3rd Floor

Entrance door to number 32.

## Entrance Hall

Loft access, Night storage , entry phone, telephone point, walk in storage cupboard 4'10" x 2'7" (1.47m x 0.79m), shelved airing cupboard with factory insulated hot water tank.

## Lounge

16'4" x 10'4" (4.98m x 3.15m)

Upvc double glazed westerly facing window affording views over Milton towards Weston and Bleadon Hill, TV point, wall mounted electric panel heater.

## Kitchen / diner

10'4" x 9'8" (3.15m x 2.95m)

Upvc double glazed window, 4 bar spot light, fitted with 2 double wall cupboards and single glass fronted display cupboard as well as an eyeline unit, single bowl single drainer sink with mixer tap over and double cupboard under. further double and 3 single base cupboards and drawers with roll edge work tops over with tiled surrounds, electric cooker point, plumbing for a washing machine.

## Bedroom

13'0" x 10'4" (3.96m x 3.15m)

Upvc double glazed southerly facing window enjoying views over Milton to the Mendip Hills, night storage heater.

## Bathroom

6'8" x 7'1" (2.03m x 2.16m)

Extractor, fitted with a white suite of panelled bath with electric shower over, pedestal wash hand basin, low level W/C, part tiled walls.

## Outside

The property is sold with a garage measuring 15'7" x 9'3" with up and over door, there is also use of visitor parking and communal gardens.

## Tenure

Leasehold 999 year lease from 01/01/1974 with a £15 a year ground rent and a quarterly maintenance charge of £235 (£940 per year).

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water metered via Bristol Wessex water
- Heating electric night storage heaters
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the property

For an indication of specific speeds and supply or coverage in the area, we

## PROPERTY DESCRIPTION

recommend potential buyers to use the

Ofcom checkers below:

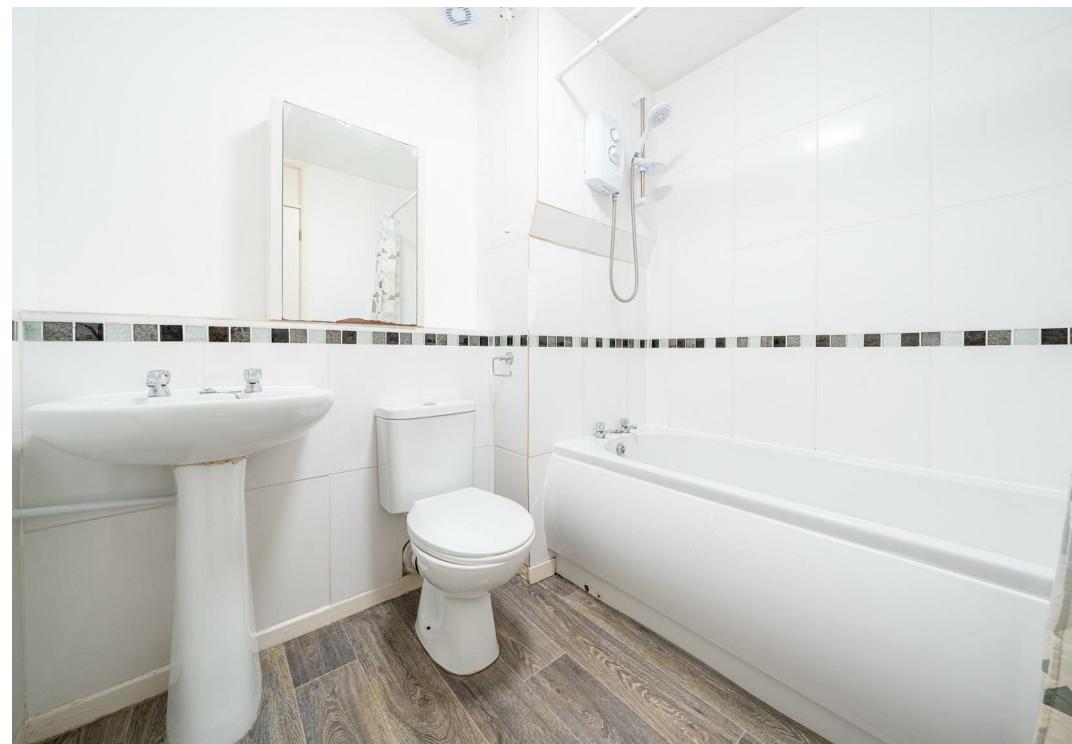
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

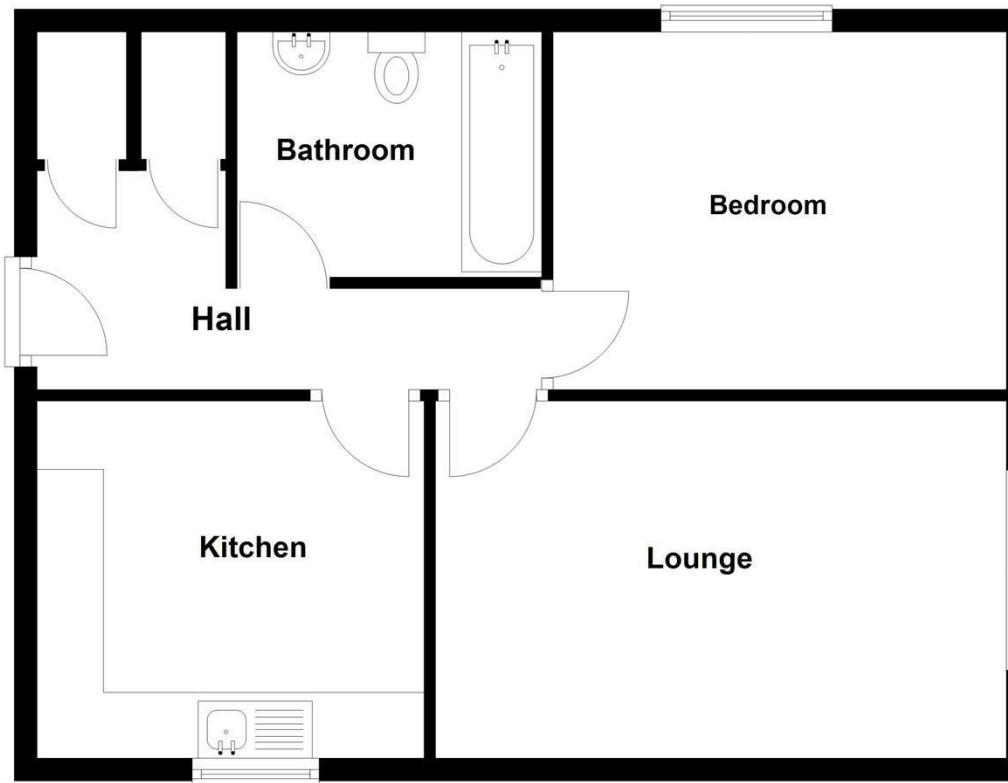
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







## Third 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.

