



**Hobbs & Webb**

**GRAHAM ROAD**  
Weston-Super-Mare, BS23 1YA

Price £295,000



Offering a huge 1565 square feet ( 145 square metres) of space, retaining many period features, an impressive ground floor flat with off road parking for 3 cars leading to a detached garage and larger than average rear garden backing on to the tennis club. The property which is the whole of the ground floor of a Victorian stone built detached house set in the conservation area, enjoys gas central heating with modern boiler and Upvc double glazing, is situated in a fantastic location being within a 5 minute level walk of Weston railway station, sea front, High street and Tesco super store as well as the near by Ellenborough park. With its own entrance and versatile spacious accommodation currently arranged as impressive entrance hall to 3 double bedrooms, lounge and separate dining room, kitchen, bathroom, sun room, utility cloak room, and large cellar space, the property will suit a variety of purchasers, furthermore it is being sold with no onward chain and must be viewed to be fully appreciated.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed door and top light to.

## Entrance Vestibule

6'3" x 5'9" (1.91m x 1.75m)

Ornate coved and corniced ceiling, Upvc double glazed window to side, dado rail, radiator, deep skirting and timber effect flooring, timber half glazed door with matching side panels and top light to.

## Entrance Hall

20'3" x 5'10" (6.17m x 1.78m)

Ornate coved and corniced ceiling, picture rail, radiator, telephone point, deep skirting.

## Lounge

17'6" bay x 15'11" (5.33m bay x 4.85m)

Ornate coved and corniced ceiling and ceiling rose, picture rail, wired for 2 wall lights, radiator, open fire place with tiled inset and hearth Adams style timber surround, Upvc double glazed westerly facing bay window to front, deep skirting, T.V. point.

## Bedroom 1

17'7" x 13'0" (5.36m x 3.96m)

Coved ceiling, ceiling rose, Upvc double glazed window to front, radiator, vanity wash hand basin with mixer tap over and double cupboard below with tiled splash back, vanity wall mirror.

## Bedroom 2

14'11" x 14'2" (4.55m x 4.32m)

Coved ceiling, ceiling rose, deep skirting, radiator, Upvc double glazed window to rear.

## Bathroom

8'6" x 5'10" (2.59m x 1.78m)

4 downlighters, Upvc double glazed window to side, fitted with a modern white suite of low level W.C., pedestal wash hand basin with mixer tap over with vanity wall mirror, panelled bath with mixer tap and mains mixer shower over, glazed screen, extensively tiled walls, chrome heated towel rail, tiled floor.

## Inner hallway

In turn leading to rear lobby area.

## Bedroom 3

14'2" x 12'8" plus recess (4.32m x 3.86m plus recess)

Recess with double airing cupboard housing gas fired boiler providing hot water and central heating, double cupboard over, further recess with tiled shower cubicle with folding screen and electric shower, pedestal wash hand basin, further double storage cupboard, Upvc double glazed window, radiator.

## Dining room

10'9" x 10'6" (3.28m x 3.20m)

Wired for 2 wall lights, radiator, timber effect flooring, double glazed double doors to sun room, opening to.

## Kitchen

11'6" x 11'4" (3.51m x 3.45m)

Upvc double glazed window southerly facing window to side and further Upvc double glazed window onto the sun room. The kitchen is fitted with range of wall cupboards, corner display unit, double bowl single drainer sink with mixer tap over double and single cupboards under, further double and single base cupboards and drawers with roll edge work tops over forming part breakfast bar, tiled surrounds, 4 ring and wok burner stainless steel gas hob with stainless steel splash back and extractor over, stainless steel electric oven below, tiled floor, radiator, Upvc double glazed door to.

## Sun room

19'6" x 8'3" (5.94m x 2.51m)

With polycarbonate roof and rendered wall construction, tiled floor, timber single glazed windows to side and rear overlooking the rear garden, light and power, Upvc double glazed double doors to the rear garden and half glazed timber door to.

## Utility cloakroom

8'1" x 4'9" (2.46m x 1.45m)

2 Upvc double glazed windows, fitted with low level W.C., pedestal wash hand basin with tiled splash back, work top with plumbing for washing machine below, tiled floor.

From the rear lobby door leading to access with stairs down to a good size basement arranged as 3 principle areas with light and power.

## Outside

42'0" x 42'0" (12.80m x 12.80m)

The property has its own vehicular entrance via pillared entrance leading to driveway which provides off road parking for 3 cars with flower and shrub borders and enclosed by local stone walling. The driveway leads to a prefabricated garage which does require some work measuring 20'3" x 8'10" ( 6.17m x 2.69m), with non working up and over door and door to the rear garden. A pedestrian door to the side of the garage also allows access to the rear garden which is enclosed by local stone walling measures approximately 42'0" x 42'0" (12.80m x 12.80m), backs onto Weston tennis club and is laid to paved patio with outside tap, level lawn with flower and shrub beds and borders, timber garden shed, timber decked seating area with pergola.

# PROPERTY DESCRIPTION

## Tenure

Leasehold residue of 999 year lease from 1993 with a peppercorn ground rent.

Maintenance contribution covenant by flat owner of 27b Graham Road

- One half of the landlords costs and expenses of insuring the block of flats or such greater amount as provided for in 7b of the Lease (insurance of the block of Flats on the Estate\*)
- One third of the landlord's costs and expenses incurred in carrying out obligations under 7c of the Lease (to keep the Reserved Property\*\* in a good and tenable state of repair maintenance decoration and condition including the renewal and replacement of all worn or damaged parts)
- To pay and indemnify the landlord against all outgoing incurred and payable in respect of the Reserved Property\*\* and the obligation imposed by Clause 7 of the lease, which includes:-

(i) Payment of existing and future rates, taxes, assessments and outgoing in respect of the Reserved Property\*\*

(ii) Keeping the front path, external staircase and first floor landing and all fixtures and fittings therein forming part of the Reserved Property in a good and tenable state or repair maintenance and condition including the replacement and renewal of all worn or damaged parts and properly cleaned and in good order and adequately lighted

\*Estate - all that freehold property known as 27 Graham Road

\*\*Reserved Property – that part of the Estate not included in the Flats:-

- o Pathway, Front gateway, External staircase leading to first floor of the block of flats and first floor landing all of which are shown coloured green on plans 1 and 2 of the lease
- o All main structural parts of the block of flats including the roof foundations and external parts thereof (but not the external walls, foundations and roof of the ground floor extension comprising the kitchen utility room and conservatory of the property and not the glass and sashcords of the Windows of the flats nor the interior faces of such of the exterior walls as bound the flats)
- o All cisterns tanks drains sewers pipes wires ducts and conduits not solely used for the purpose of one flat

## Material Information.

Additional information not previously mentioned

- Mains electric, and gas

- Mains water supply
- Heating supplied via gas central heating
- Sewerage via mains drainage
- Broadband fibre to cabinet
- 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](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)







### Ground Floor



Total area: approx. 145.4 sq. metres (1565.2 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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### IMPORTANT NOTICE

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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.