



Hobbs&Webb

SWISS ROAD
Weston-Super-Mare, BS23 3AU

Price £160,000



Being sold with no onward chain, a recently updated self contained leasehold first floor flat, being one of two within a Victorian stone built detached house with its own entrance within walking distance of Weston-super-Mare train station, High street and sea front. The property has been redcorated ad will make an ideal first time purchase or buy to let investment, is Upvc double glazed and has gas central heating with the accommodation comprising a refitted kitchen breakfast room, inner hallway, lounge, 2 bedrooms, refitted shower room and a refitted separate cloakroom.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

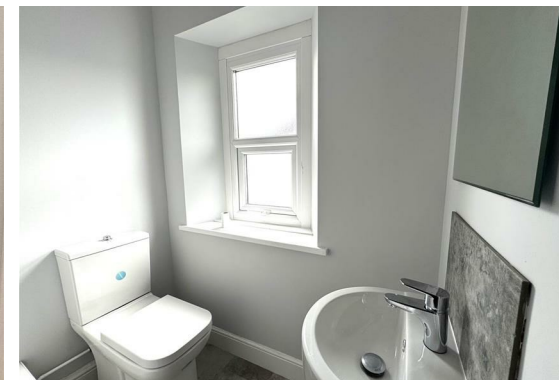
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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

Approached from the rear via an outside staircase with Upvc double glazed entrance door to.

Entrance Porch

3'6" x 3'1" (1.07m x 0.94m)

Timber laminate flooring, half glazed timber door and glazed top light to.

Kitchen / Breakfast room

11'0" x 9'5" max (3.35m x 2.87m max)

6 recessed spot lights, Upvc double glazed window, radiator, timber effect flooring. The kitchen is refitted with modern range of units comprising 3 single and corner wall cupboards, single bowl and sink tidy single drainer sink with mixer tap over and single and corner base cupboard under, triple base drawers with timber effect work tops over with matching upstands. Integrated stainless steel 4 ring gas hob with stainless steel splash backs and stainless steel chimney extractor hood and light over, integrated stainless steel electric oven, space and plumbing for washing machine, door to.

Inner hall

Timber effect flooring, boiler cupboard housing gas fired boiler providing hot water and central heating.

Lounge

12'9" x 11'11 max (3.89m x 3.63m max)

Coved ceiling, Upvc double glazed window to front, TV point, radiator, timber effect laminated flooring.

Bedroom 1

11'0" x 9'3" (3.35m x 2.82m)

Coved ceiling, Upvc double glazed window to the rear, radiator, timber effect flooring.

Bedroom 2

12'0" x 6'0" plus recess (3.66m x 1.83m plus recess)

Coved ceiling, Upvc double glazed window to the front, radiator timber effect flooring.

Refitted shower room

4 Spot lights, extractor, Upvc double glazed window, back lit vanity wall mirror, fitted with vanity wash hand basin with mixer tap over and double cupboard under, walk in tiled double shower cubicle with sliding screen and mains mixer shower unit with drencher head and separate hand held shower attachment, half tiled walls, chrome heated towel rail, timber effect flooring.

Refitted Cloakroom

Coved ceiling, loft access, Upvc double glazed window, refitted with a white suite of low level WC, pedestal wash hand basin with mixer tap over with tiled splash back, chrome heated towel rail, timber effect flooring.

Tenure

Leasehold 999 year lease from 01/01/1986 £10 actual rent, maintenance split 50 % with the downstairs flat.

Material Information.

Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric supply
- Water supply Bristol Wessex water
- Heating via gas central heating
- 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 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

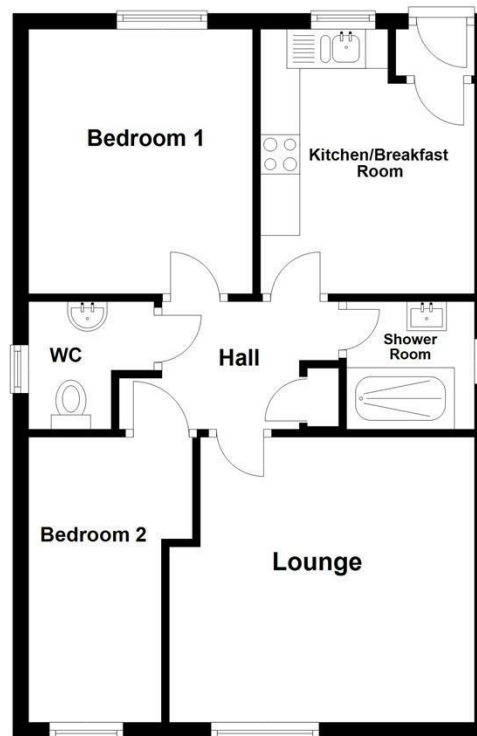
Flood Information:

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





First Floor



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Plan produced using PlanUp.

Hobbs & Webb

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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.