



**Hobbs&Webb**

**MALVERN ROAD**  
Weston-Super-Mare, BS23 4DF

Price £190,000






Located on the level within the conservation area, a short walk from Clarence Parks and the sea front as well as local shops and also with in a level walk of the nearby town centre and train station a good size converted first floor flat being one of 2 within a older stone built semi detached house. The property is Upvc double glazed and has gas central heating with the accommodation comprising a shared entrance with an internal staircase to a first floor landing, lounge 17'2" x 11'9" (5.23m x 3.58m), kitchen / diner 14'6" x 11'9" (4.42m x 3.58m), 2 bedrooms and bathroom, a staircase leads to a 2nd floor landing with useful loft room / office and access to a cloakroom, leasehold, please note the agents are also selling the ground floor flat which is sold with a tenant paying £825 per month.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

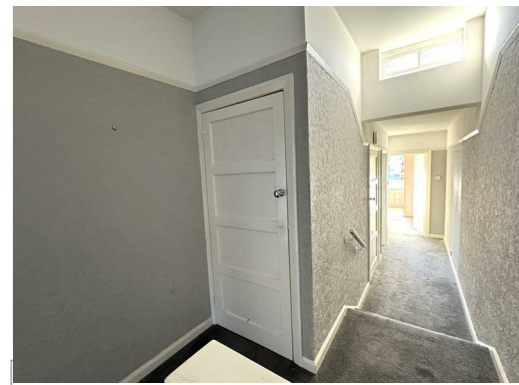
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc door to.

## Communal entrance

Door to.

lobby area with internal staircase rising to.

## First floor landing

Picture rail, radiator, walk in storage cupboard 4'8" x 2'9" (1.42m x 0.84m) with high level window, shelving, power and light.

## Lounge

17'2" bay x 11'9" recess (5.23m bay x 3.58m recess)

Upvc double glazed bay window to the front, chimney breast with open fire with tiled surround hearth and mantle, TV and telephone points.

## Kitchen / diner

14'6" x 11'9" (4.42m x 3.58m)

Upvc double glazed windows to the side and rear, 9 spot lights, fitted with a range of maple effect units comprising double wall cupboard and 4 single wall cupboards as well as a glass fronted display unit and 5 corner display units, double larder style unit housing ideal gas fired boiler providing hot water and central heating. Single bowl single drainer sink with sink tidy and mixer tap with cupboard under, further base cupboards and drawers, 2 deep pan drawers, 2 corner base display units, integrated dishwasher and washing machine, roll edge work surrounds with tiled splash backs. Integrated stainless steel gas hob with extractor hood over, integrated stainless steel electric oven, radiator, archway to.

## Storage area

6'3" x 1'9" (1.91m x 0.53m)

Upvc double glazed window, wall cupboard, roll edge work top.

## Bedroom 2

9'7" x 7'1" (2.92m x 2.16m)

Upvc double glazed window.

## Inner landing

High level window, picture rail, storage cupboard.

## Bathroom

8'5" x 7'5" (2.57m x 2.26m)

2 Upvc double glazed windows, extractor, vanity wash hand basin with double cupboard and 4 drawers below, shaver socket, 2 wall storage cupboard, mirror, corner bath, low level WC, corner tiled shower cubicle with mains mixer shower unit and screen.

## Bedroom 1

15'6" x 11'8" (4.72m x 3.56m)

A bright dual aspect room with south and west facing Upvc double glazed windows, radiator, fitted with an extensive range of bedroom furniture including double and triple part mirror fronted wardrobes, numerous base storage cupboards and drawers as well as bedside cabinets and dressing table, 2 double and single over head storage cupboards.

From the landing staircase rising to.

# PROPERTY DESCRIPTION

## 2nd floor landing

Velux skylight and access to eaves storage, door to.

## Loft room / office

10'9" x 9'9" (3.28m x 2.97m)

Part sloping ceilings, Velux skylight, radiator, access to eaves storage, door to.

## Cloakroom

6'8" x 5'8" (2.03m x 1.73m)

Part sloping ceilings, Velux skylight, low level WC ,pedestal wash hand basin with electric water heater, shaver socket, radiator, fully tiled walls.

## Tenure

The property is sold under a leasehold scheme with the ground floor flat owning the freehold of the building subject to a 999 year lease to the first floor flat from 24/06/1979.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property
- The property is within a 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

















# 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.