Hobbs&Webb

SOUTH ROAD

Weston-Super-Mare, BS23 2LY

Price £210,000

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Nestled on South Road within the conservation area affording southerly views over the town to Weston bay, the Beach Lawns, Brent Knoll and Mendip Hills in the charming coastal town of Weston-Super-Mare, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The flat features a well-appointed shower room, ensuring that all your daily needs are met with ease. The kitchen is designed to be functional and efficient, making meal preparation a pleasure as well as a useful utility cloakroom.

Two additional standout features of this property are the south facing terrace with views creating a sunny place to dine and relax as well as the availability of parking, a valuable asset in this popular area. This convenience allows for easy access to the local amenities and the stunning beach, which is just a short distance away.

Weston-Super-Mare is renowned for its vibrant seaside atmosphere, offering a variety of shops, restaurants, and leisure activities. Whether you enjoy a leisurely stroll along the promenade or indulging in the local cuisine, this location has something for everyone.

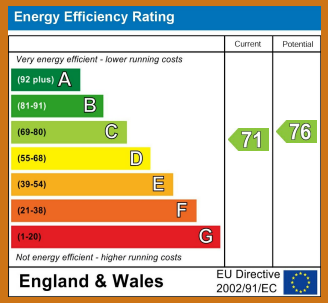
In summary, this flat on South Road presents an excellent opportunity for those looking to embrace coastal living in a welcoming community. With its appealing features and prime location, it is certainly worth considering for your next home.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk

PROPERTY DESCRIPTION

Communal entrance

Timber door with entry phone system to communal vestibule door to entrance hall door to flat 2.

Entrance lobby

Loft access door to

Utility cloakroom

7'2" x 4'3" (2.18m x 1.30m)

Extractor, fitted with double and 3 single wall cupboards, wash hand basin, low level WC, work top with storage and plumbing and space for a washing machine below, tiled splash backs, radiator.

Door from lobby to.

Lounge

26'2" bay x 16'2" max (7.98m bay x 4.93m max)

A lovely bright south facing room with coved ceiling, dado rail, feature fire place with Adams style timber surround, tiled inset and hearth, 2 radiators, telephone point, timber double glazed bay window affording southerly views over the town to the bay, pier, Beach Lawns, Brent Knoll and the Mendip Hills beyond, access to seating terrace.

Kitchen

7'9" x 7'6" (2.36m x 2.29m)

(could easily be made open plan to the lounge if desired). 2 downlighters, opening allowing natural light and views to Brent Knoll. The kitchen is fitted with a range of dark pine style units with lighting under comprising 2 corner display units, double and single wall, glass fronted display cabinet. Integrated 4 ring electric hob with integrated electric oven below, one and a half bowl single drainer polycarbomate sink with mixer tap over and double cupboard under, further base cupboards, set of 4 base drawers and single drawer with roll edge work tops over with tiled splash backs, tiled floor.

From the lounge opening to.

Inner hall

Dado rail doors to both bedrooms.

Bedroom 1

15'8" x 12'11" (4.78m x 3.94m)

Built in double wardrobe with overhead double storage cupboard, airing cupboard housing LPG gas fired boiler providing hot water and central heating. Dado rail, radiator, Upvc double glazed window to the rear, radiator, door to Jack and Jill shower room.

Bedroom 2

15'5" x 12'9" max (4.70m x 3.89m max)

Built in double wardrobe and overhead storage cupboard, double glazed windows affording views to the Beach Lawns, Brent Knoll and the Mendip Hills, radiator, TV point. Door to Jack and Jill shower room.

Jack and Jill Shower room

8'7" x 6'8" (2.62m x 2.03m)

Fitted with a modern white suite of one and a half sized shower cubicle with shower back to the walls with mains mixer shower unit, vanity wash hand

PROPERTY DESCRIPTION

basin with mixer tap over and double storage drawers under, splash back, 2 spot lights, extractor, electric wall heater.

Outside

Door in the lounge bay window allowing access to a south facing sun terrace laid to crazy paving enclosed by dwarf stone walling with railings measuring approximately 17'11 x 8'9" (5.46m x2.67m) with views to the pier, Beach Lawns and Mendip Hills and providing a lovely sunny area to relax and dine, steps and path also allowing access to driveway.
Allocated parking space at flat level.

Tenure

Leasehold residue of 999 year lease from 13/11/1982 with a peppercorn ground rent and a yearly maintenance charge of £2,280.

Material Information.

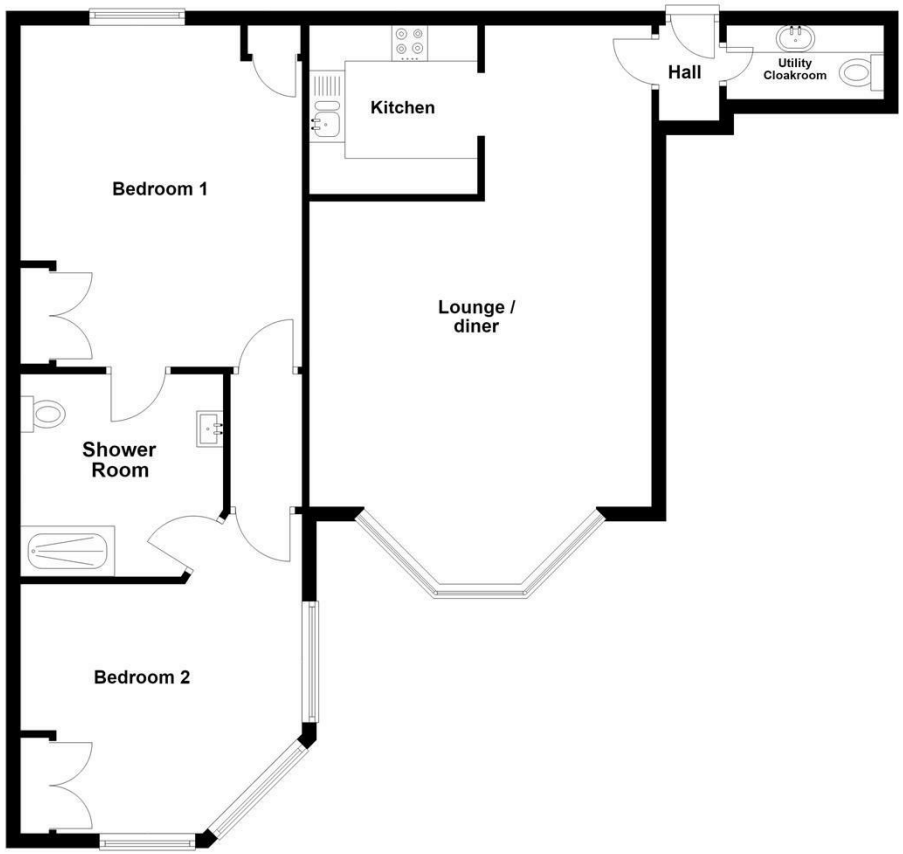
Additional information not previously mentioned
- Council tax band C North Somerset
- Set in the conservation area
- Mains electric supply
- Water Mains supply Bristol Wessex water
- Heating LPG gas central heating
- Sewerage Mains drainage Bristol Wessex water
- Broadband Via fibre to the property

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

Hall Floor



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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 replied upon for furnishing purposes and are approximate.