



**Hobbs & Webb**

**42 BIRNBECK ROAD**  
Weston-Super-Mare, BS23 2BU

Offers In Excess Of £250,000



Nestled in the charming coastal town of Weston-Super-Mare, this delightful flat at 42 Birnbeck Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, the master with an ensuite shower room, this property is ideal for 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 bathroom, ensuring all your daily needs are met with ease. The kitchen is a functional area that complements the living space, allowing for culinary creativity.

Located in a desirable area, this property is just a stone's throw away from the beach and vibrant local amenities that Weston-Super-Mare has to offer. Enjoy leisurely strolls along the promenade, indulge in local dining, or explore the nearby attractions that make this town a popular destination.

This flat presents an excellent opportunity for those looking to embrace coastal living in a welcoming community. Whether you are seeking a new home, holiday home or a rental investment, 42 Birnbeck Road is a property worth considering. Don't miss the chance to make this charming flat your own.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal Hall

Entry phone system, stairs and lift service rising to all floors. Entrance door into the flat.

## Entrance Hall

Doors leading to the bedrooms, lounge/diner and bathroom. Useful storage cupboard and airing cupboard.

## Lounge/Dining Area

22'2 max x 15'3 max (6.76m max x 4.65m max)

Generous living/dining area, beautifully presented and enjoying a lovely bright aspect with three Juliette balcony's overlooking front and side aspects, laid with carpet and opening to:-

## Kitchen Area

9'10 x 6'10 (3.00m x 2.08m)

Comprising a range of matching wall and base units with rolled edge work surface over, one and a half bowl stainless steel sink and drainer with tap over, under-counter washing machine and dishwasher, Electric oven, four ring ceramic hob with extractor hood over, space for fridge/freezer and tiled flooring.

## Bedroom One

12'9 max 8'3 (3.89m max 2.51m)

uPVC double glazed window overlooking side aspect, telephone point, newly fitted carpet and door to:-

## En-suite

A modern fitted shower room, vanity wash hand basin with mixer tap over and tiled splashbacks, shower cubicle with mains shower, low level WC, heated towel rail and herringbone style vinyl flooring.

## Bedroom Two

12'10 x 8'7 (3.91m x 2.62m)

uPVC double glazed window to the front aspect and newly fitted carpets.

## Bathroom

Panelled bath with shower over, vanity wash hand basin with mixer tap over, low level WC, heated towel rail, extractor fan and herringbone style vinyl flooring.

## Parking

private gated access via remote control to undercover parking.

## Tenure

We understand the property is leasehold tenure with 977 year remaining. The service charge is £2805.48 per year and ground rent of £200 per year.

## Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water metered or not. Must state.
- Heating electric room heating,
- Mains drainage
- Pets are not allowed.

## PROPERTY DESCRIPTION

- Council tax band E

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

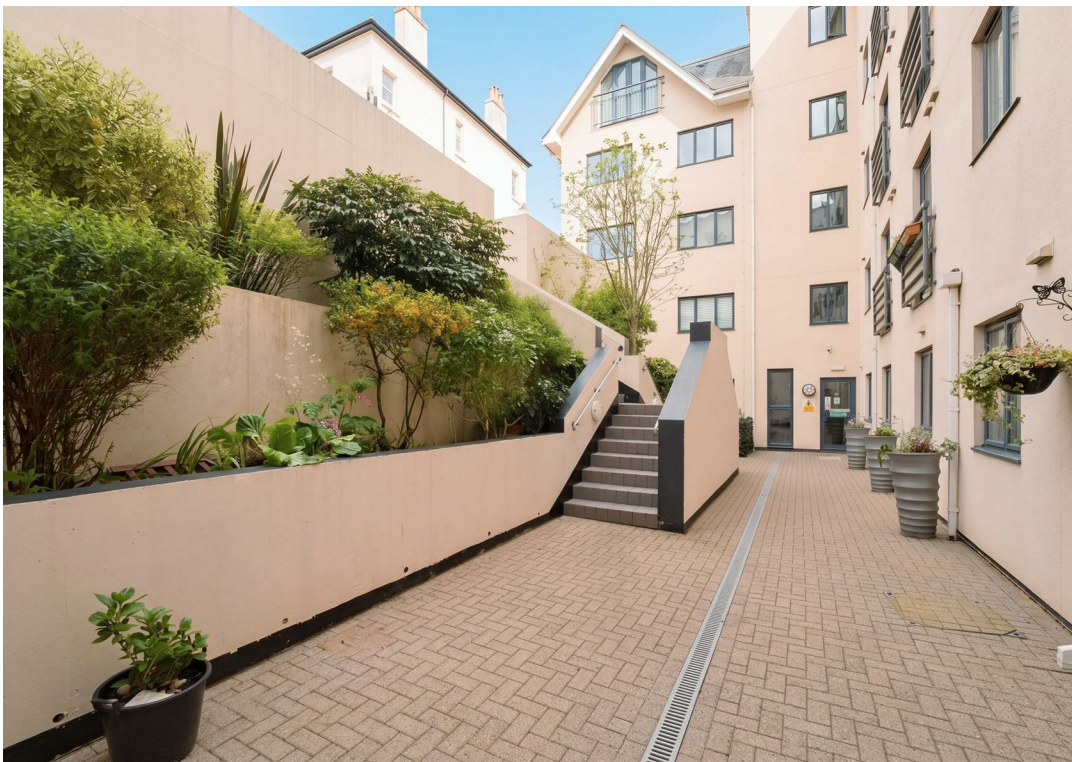
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

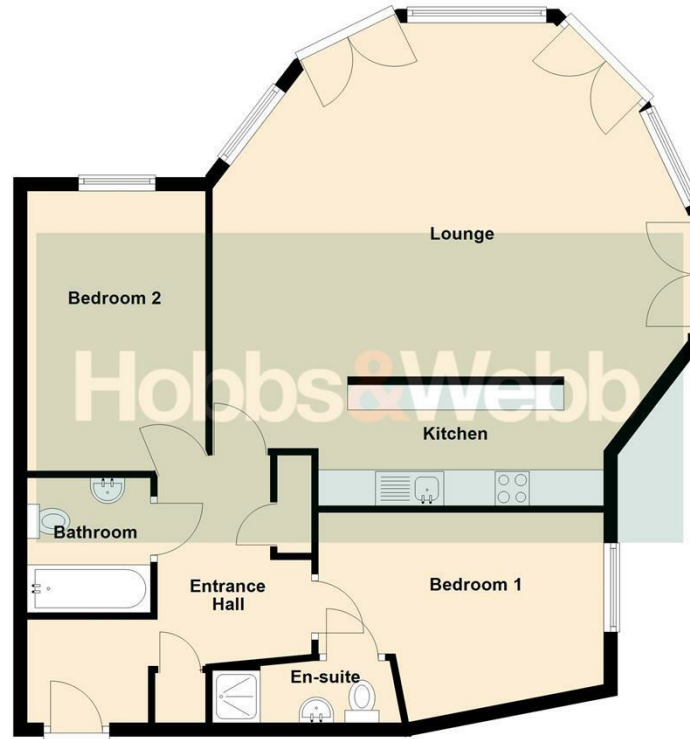






## Second Floor

Approx. 80.9 sq. metres (871.1 sq. feet)



Total area: approx. 80.9 sq. metres (871.1 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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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.