



Hobbs & Webb

KENSINGTON ROAD
Weston-super-Mare, BS23 3QS

Price £160,000



We are pleased to offer to the market with no onward chain this well presented first floor flat which would make an ideal first time buyer or investment opportunity. Situated in a quiet road just off Drove Road, the property is a short walk to Weston sea front and approximately 1km from Weston Train Station and town centre. The accommodation which has gas central heating and Upvc double glazing in brief comprises communal entrance hall, private door with stairs rising to first floor, kitchen, lounge with bay window, two double bedrooms, bathroom, loft room which is accessed via drop down ladder and to the rear of the building is an allocated parking space.

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	61	68
(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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Communal Entrance

Accessed via communal timber front door with glazed top light which leads into a communal porch with quarry tiled floor and inner half glazed timber door to communal hall where the front door to the flat can be found.

Entrance Hallway

Stairs rising to the first floor landing, part coved ceiling, radiator, loft hatch with drop down ladder leading to loft room and doors to:-

Kitchen

11'4" x 5'1" (3.45m x 1.55m)

Coved ceiling, Upvc double glazed window to the front, the kitchen is fitted with light oak effect units comprising 3 double and single wall cupboard and wine rack. Circular single bowl single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers with roll edge work tops over with tiled splash backs. Stainless steel 4 ring gas hob with stainless steel chimney extractor hood and light over and electric oven below, plumbing for a washing machine, tiled effect flooring.

Lounge

14'9" bay x 10'9" recess (4.50m bay x 3.28m recess)

Upvc double glazed bay window to front, chimney breast with feature fireplace with timber surround with marble style inset and hearth, TV and telephone points.

Bedroom One

12'2" x 10'8" (3.71 x 3.25)

Coved ceiling, Upvc double glazed window to rear, radiator and storage cupboard also housing gas fired boiler providing hot water and central heating.

Bedroom Two

10'4" x 7'7" max (3.15m x 2.31m max)

Coved ceiling, Upvc double glazed window to rear and radiator.

Bathroom

7'4" x 4'9" (2.24m x 1.45m)

Coved ceiling, Upvc double glazed window to side, fitted with a white suite of low level WC, wash hand basin with twin taps over, panelled bath with twin taps over, half tiled walls, radiator and tiled effect lino flooring.

Loft Room

15'6" x 11'10" maximum (4.72 x 3.61 maximum)

From the top landing there is access to a useful loft room with fold down ladder, the room has 2 skylights, light and power as well as access to eaves storage and would make a useful hobbies area or storage space.

Parking

To the rear of the property is one allocated parking space.

Leasehold

There is a 999 year lease from 01/08/1987 maintenance is believed to be split on a 50 / 50 basis with the downstairs flat as and when required, ground rent of £5 per year.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric supply
- Water mains supply vis Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the property
- Council tax band A

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

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

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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.