



Hobbs & Webb

BEACONSFIELD ROAD
Weston-Super-Mare, BS23 1YE

Price £175,000



Set in this most convenient central location a 5 minute level walk form the train station, sea front, High street and town centre of Weston-super-Mare a 2 double bedroom first floor flat with a parking space which will make an ideal first time or buy to let purchase. The flat is set within a older Victorian detached house with the accommodation which is double glazed and has gas central heating comprising a lovely bright south facing lounge, fitted kitchen , bathroom and as previously mentioned 2 double bedrooms. Leasehold tenure must be viewed.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
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



PROPERTY DESCRIPTION

Communal Entrance

Communal front door at ground floor level with entry phone system to entrance lobby, internal staircase to communal first floor landing door to flat 4.

Entrance Porch

3'9" x 2'5" (1.14m x 0.74m)

Light, inner door to.

Entrance Hall

Coved ceiling entry phone, doors to all principle rooms.

Lounge

14'3" x 11'0" (4.34m x 3.35m)

A lovely bright southerly facing room with coved ceiling, Upvc double glazed shallow bay window, radiator, TV and telephone points.

Kitchen

14'3" x 7'3" (4.34m x 2.21m)

Upvc double glazed window, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with 3 single wall cupboards, a larder style unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers with roll edge work tops over with tiled surrounds. Stainless steel 4 ring gas hob with stainless steel splash back with stainless steel chimney extractor hood over and integrated electric oven under, plumbing for a washing machine and space for a fridge freezer, radiator, tiled effect flooring.

Bedroom 1

14'0" x 10'0" (4.27m x 3.05m)

Coved ceiling, chimney breast, 4 spot lights, Upvc double glazed window to side, radiator.

Bedroom 2

11'5" x 9'6" (3.48m x 2.90m)

Plus door recess, another lovely bright sunny southerly facing room with Upvc double glazed shallow bay window, radiator.

Bathroom

6'4" x 5'9" (1.93m x 1.75m)

Extractor, Uovc double glazed window fitted with a white suite comprising a panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level WC, tiled surrounds, tiled floor, radiator.

Outside

An allocated parking space for 1 car.

Tenure

Leasehold residue of 999 year lease from 01/01/2002, Maintenance £2026.33 per year.

Material Information.

Additional information not previously mentioned

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

PROPERTY DESCRIPTION

- 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:

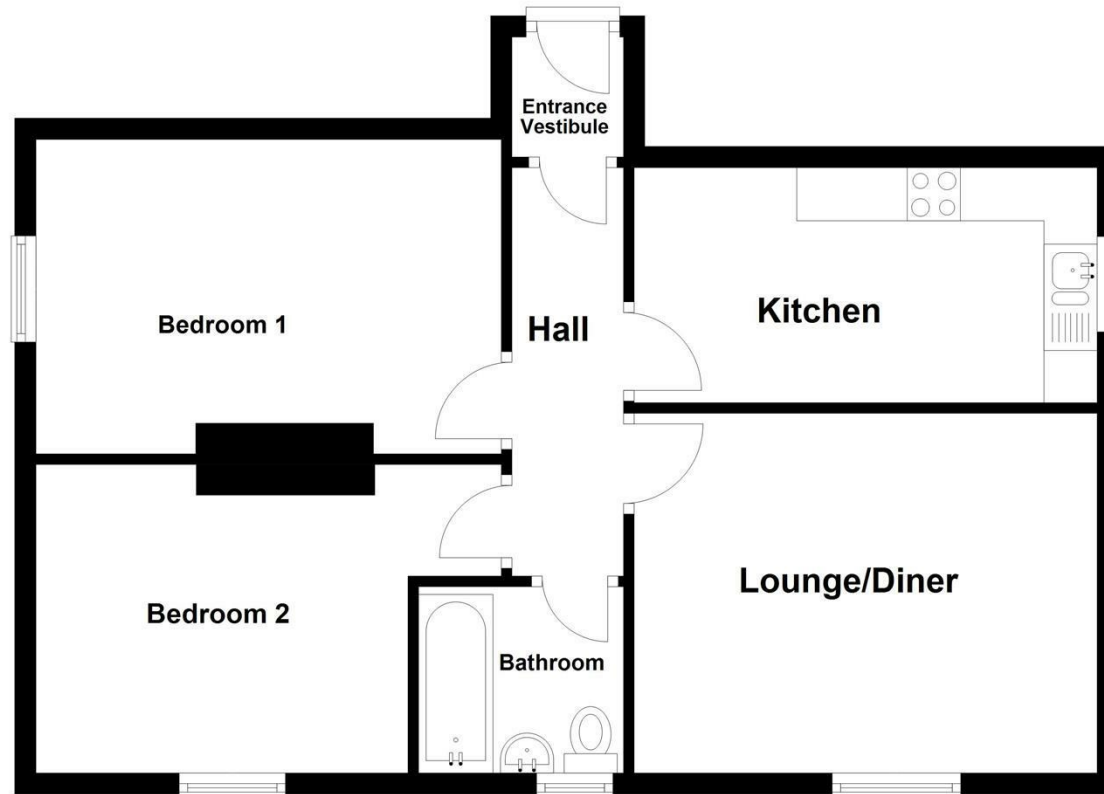
flood-map-for-planning.service.gov.uk/location







First Floor



Hobbs & Webb

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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.