



**Hobbs & Webb**

**GREENFIELD PLACE**  
Weston-Super-Mare, BS23 2BB

Price £135,000



A self contained flat that will make an ideal first time purchase or investment property, which is located on the level within the conservation area just off of Weston-super-Mare sea front within an easy level walk of the town centre and train station. The property is set on the first floor of this older Victorian style grade 2 listed building, which had a replacement roof covering in 2025. The accommodation comprises a lounge, kitchen diner, double bedroom and bathroom, and has the added benefits of being rewired, refurbished and recarpeted in 2024 and has newly-installed electric heating throughout. The property has a number of period features, including fireplaces, fully working shutters and a balcony (refurbished 2006) that runs the length of the property frontage and gives views to Royal Crescent and glimpses of the sea and pier. The accommodation is approached via a shared entrance and stairway, which was completely repainted and recarpeted in 2025. A parking permit can be purchased for the carpark to the rear of the property at an approximate cost of £480 per annum.

### 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	57	80
(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

Timber front door and top light to.

## Communal Entrance

Stair case rising to first floor landing, door to flat 3.

## Entrance Hall

Storage cupboard, doors to all principle rooms.

## Lounge

15'9" x 11'1" recess (4.80m x 3.38m recess)

Part coved ceiling, timber sash window with window shutters to the front also allowing access to the balcony, chimney breast with cast iron fire place with marble surround and stone hearth, electric wall heater, deep skirtings.

## Balcony

Measuring approximately 22'0" x 2'8" (6.71m x 0.81m) southerly facing thus attracting a good deal of sunlight, enclosed by wrought iron railings with glimpses of the pier and bay.

## Bedroom

12'6" x 10'2" (3.81m x 3.10m)

Part coved ceiling, timber sash window to front with window shutters also allowing access to balcony, electric wall heater, deep skirtings.

## Kitchen / diner

13'6" x 8'9" (4.11m x 2.67m)

4 bar spot light, timber sash window to the rear, fitted with a range of units comprising 4 single wall cupboards and corner wall display unit, single bowl single drainer sink with mixer tap over and cupboard under, further double and single base cupboards and triple base drawers with 2 deep pan drawers with roll edge work tops over with matching upstands. 4 ring stainless steel electric hob with extractor hood over and integrated stainless steel electric oven under, plumbing for a washing machine, electric wall heater.

## Bathroom

13'8" x 5'2" (4.17m x 1.57m)

Timber window, extractor, chimney breast with cast iron fire place with surround. Fitted with a white suite of wash hand basin with tiled splash back, low level WC, panelled bath with electric shower with glazed screen, shower back walls to bath area, electric heated towel rail, wall mounted hot water tank.

## Tenure

Leasehold residue of 999 year lease from 1/06/1983, the flat is liable for a quarter share of any maintenance on a as and when required basis, a quarterly share of the block buildings insurance.

Note parking currently available on a yearly permit basis in carpark directly to the rear of the building for approximately £480 per annum.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via electric room heaters
- Sewerage mains drainage via Bristol Wessex water
- Broadband Via fibre to the property
- The property is a grade 2 listed building set in the 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

## First Floor



# 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.