

Hobbs&Webb

CHARLTON ROAD

Weston-Super-Mare, BS23 4HB

Price £95,000

1 1 1

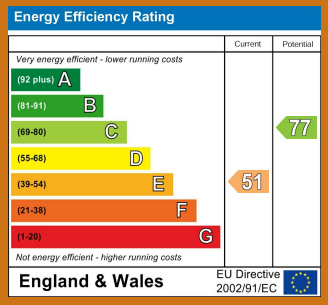
Sold with no onward chain. Located in this sought after road within the conservation area a short level walk from Weston-super-Mare golf club and sea front as well as local shops and other facilities a self contained first floor converted flat. The property will require some updating but will make a super first time buy with the accommodation which is Upvc double glazed arranged as a lounge, kitchen, double bedroom and bathroom with useful hall area that would suit a home office space, in addition the property is sold with a good size storage shed ideal for bikes and other items.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: E



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

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Approached via a shared outside staircase to a communal first floor landing, door to.

Lounge

13'0" x 110'5" (3.96m x 33.66m)

Coved ceiling, Upvc double glazed window, chimney breast with fire place with brick back and hearth, opening to.

Kitchen

9'4" x 6'5" (2.84m x 1.96m)

Range of double and single wall storage units, over extractor cupboard, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers, integrated 5 ring stainless steel gas hob with stainless steel chimney style extractor hood over, integrated stainless steel electric oven, space and plumbing for a washing machine, space for a fridge freezer.

From the lounge door to.

Bedroom

12'7" x 12'1" (3.84m x 3.68m)

Coved ceiling, 2 Upvc double glazed window to the rear, chimney breast with gas coal effect fire.

From the lounge opening to.

Rear Hall

7'6" x 5'4" (2.29m x 1.63m)

Suit a home office area, 2 Upvc double glazed windows to the side half glazed door to.

Bathroom

11'1" x 4'6" (3.38m x 1.37m)

Wall mounted gas fired boiler providing hot water only. Upvc double glazed window to the rear, fitted with a panelled bath, pedestal wash hand basin, low level WC, half tiled walls.

Outside

A useful storage shed 24'0" x 7'0" (7.32m x 2.13m) of block construction with a corrugated metal roof and single glazed windows.

Tenure

987 year lease from 17/03/2005 maintenance to be confirmed but believed to be £40 per month. Ground rent of £26 per year

Material Information.

Additional information not previously mentioned

- Council Tax band A North Somerset
- Mains electric supply
- Water Mains supply Bristol Wessex water
- Heating Gas supply available
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via Fibre to the property
- Property is within a 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:

PROPERTY DESCRIPTION

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



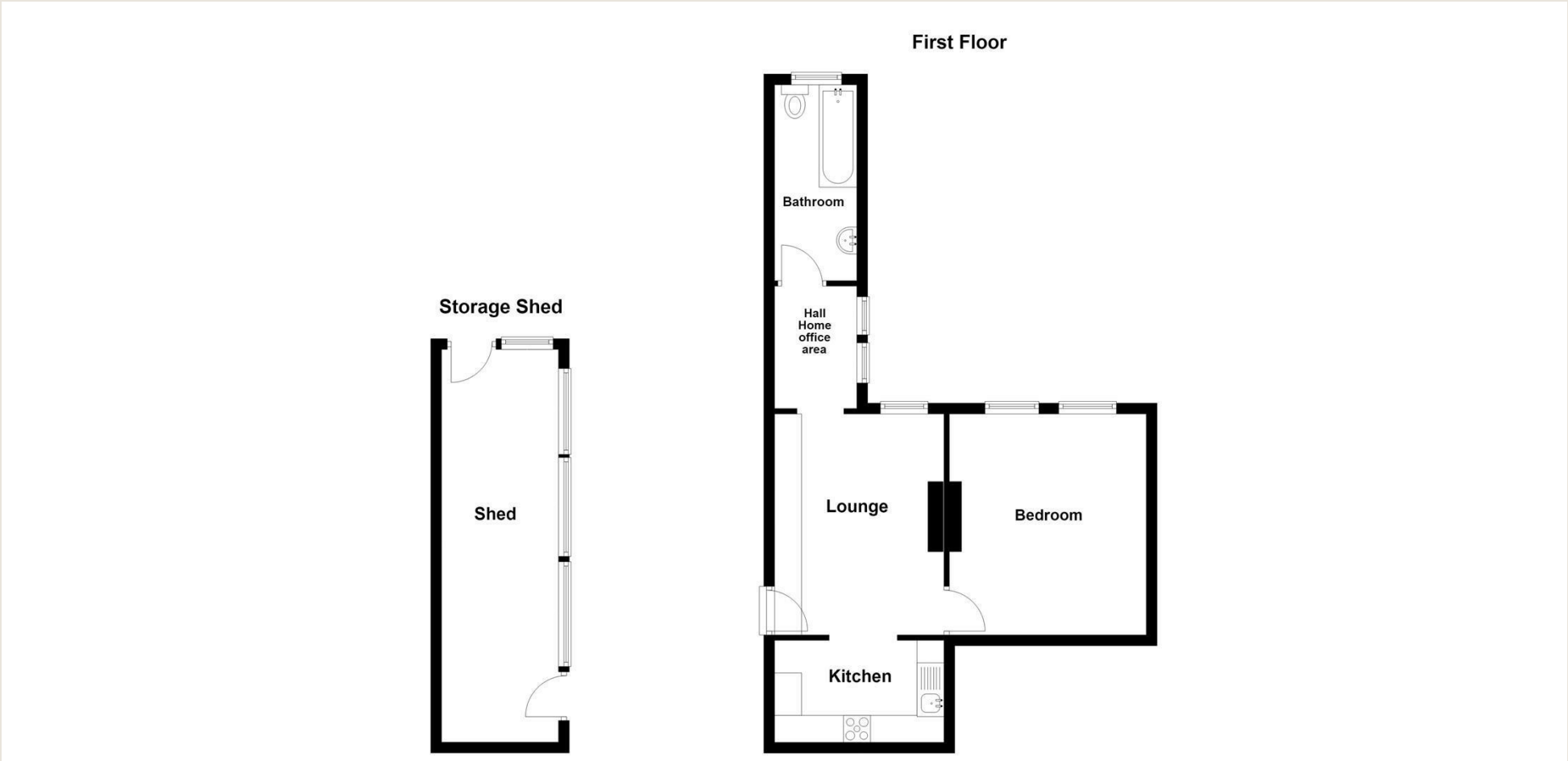












Hobbs&Webb

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 replied upon for furnishing purposes and are approximate.