



Hobbs & Webb

SWISS ROAD
Weston-Super-Mare, BS23 3AZ

Price £310,000



Investment Opportunity – Converted Property with Two Modern Flats

A fantastic opportunity for investors or owner-occupiers looking for a ready-made rental asset. This recently refurbished property has been converted into two self-contained flats, each designed for long-term efficiency, comfort, and low running costs. Located on the level on the fringes of the town centre within a short level walk of the Sea front and train station, a older Victorian style terraced house arranged as 2 flats both let at £900 per month, the property has Upvc double glazed windows and a wet central heating system powered by a air source heat pump as well as owned solar panels. Each flat is approached via its own entrance with the ground floor having a newly fitted kitchen and shower room, double bedroom and lounge and with a enclosed courtyard style garden, the first floor has a lounge with a study off of it which could be put back into a 2nd bedroom, a modern kitchen and bathroom and a good size double bedroom. The property would also suit dual occupation.

Local Authority

North Somerset Council Tax Band:

Tenure: Freehold

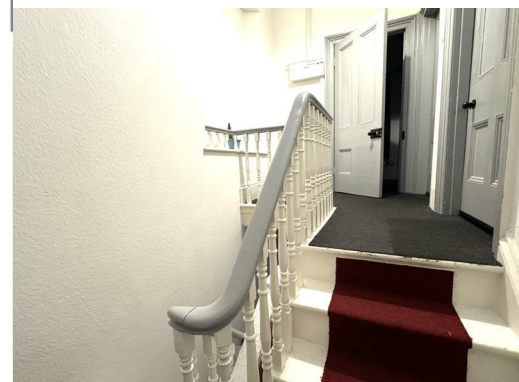
EPC Rating: C

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		
	77	84
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

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PROPERTY DESCRIPTION

Ground floor flat

Approached from Baker Street, Upvc double glazed door to.

Kitchen

10'4" x 9'2" (3.15m x 2.79m)

Upvc double glazed window, radiator, new kitchen being installed.

Refitted Shower room

9'1" x 4'3" (2.77m x 1.30m)

4 spot lights, fully tiled walls, 2 Upvc double glazed windows, one and a half sized walk in shower cubicle with mains mixer shower and glazed screen, vanity wash hand basin with mixer tap over and double cupboard under, low level WC, tiled floor, radiator.

Bedroom

14'2" recess x 11'9" (4.32m recess x 3.58m)

2 Upvc double glazed windows, 2 recess with built in cupboards and drawers, chimney breast with cast iron fire place with surround, radiator.

Inner hall

Under stair storage cupboard, part covered ceiling, radiator.

Lounge

15'4" bay x 14'5" recess (4.67m bay x 4.39m recess)

Upvc double glazed bay window , chimney breast with marble surround, coved ceiling, radiator.

Outside

There is an area of courtyard garden laid to artificial grass with white chippings stone borders, raised flower bed, bay tree and enclosed by local stone walling.

First floor flat

The first floor flat is approached from Swiss Road via path and small area of front garden enclosed by local stone walling and has a Upvc double glazed door and top light to.

Entrance Hall

Part coved ceiling, inset door mat, staircase to.

Split level landing

Radiator, airing cupboard housing hot water cylinder, stairs to top landing with sky light.

Lounge

14'2" recess x 11'7" (4.32m recess x 3.53m)

Upvc double glazed window to front, 2 radiators, chimney breast, archway to.

Study / suit 2nd bedroom

7'2" x 6'3" (2.18m x 1.91m)

Also accessed from landing, Upvc double glazed window to the front, radiator, loft access.

Bedroom

14'2" x 11'9" (4.32m x 3.58m)

Upvc double glazed window, radiator, chimney breast.

PROPERTY DESCRIPTION

Bathroom

6'3" x 6'2" (1.91m x 1.88m)

Fully tiled walls, tiled floor, Upvc double glazed window, white suite of wash hand basin with mixer tap over, low level WC, P shaped bath with mixer shower unit and glazed screen, radiator.

Kitchen

8'8" x 8'6" plus door recess (2.64m x 2.59m plus door recess)

Upvc double glazed window to side and rear, fitted with white wall cupboard, single bowl single drainer sink with mixer tap over, integrated 4 ring electric hob with glass splash back, integrated electric oven, 2 base cupboards and 4 base drawers with work tops over, plumbing for washing machine, radiator.

Material Information.

Additional information not previously mentioned

- Mains electric, and water
- Air source heat pump
- Mains drainage
- Council tax band B

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

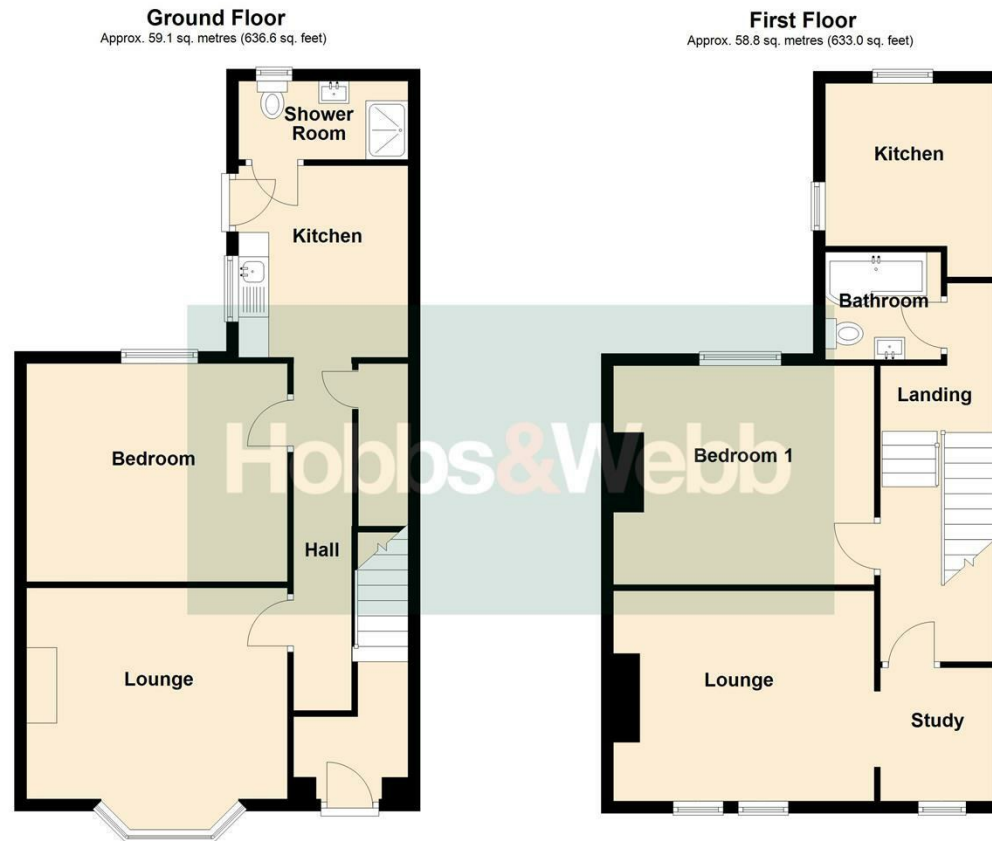
Flood Information:

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









Total area: approx. 118.0 sq. metres (1269.7 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 representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

Hobbs & Webb

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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.