



Hobbs&Webb

CLARENCE ROAD SOUTH
Weston-Super-Mare, BS23 4BN

Price £165,000



Sold with no onward chain. Situated in this sought after road within the Clarence Parks area of the popular level South Ward of Weston -super -Mare, the flat is also a short level walk from the sea front and Weston golf club as ls well as local shops, whilst the nearby town is a pleasant level walk away via the sea, the flat itself is sold with a parking space and has access to a communal garden. The property which is Upvc double glazed has electric heating although we are informed gas is available in the building if a prospective buyer is seeking gas central heating, with the accommodation comprising a southerly facing lounge 17'7" x 11'9" (5.36m x 3.58m) good size kitchen diner 14'3" x 11'3" (4.34m x 3.43m), 2 bedrooms and a bathroom, leasehold tenure.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		41	
(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



PROPERTY DESCRIPTION

Door to.

Communal Hallway

Door to flat 1

Entrance Hall

Door to.

Lounge

17'7" x 11'9" into bay (5.36m x 3.58m into bay)

South facing Upvc double glazed bay window overlooking the communal gardens, coved ceiling, picture rail, electric panel heater, TV and telephone points.

Kitchen / dining Room

14'3" x 11'3" (4.34m x 3.43m)

Fitted with double and single light oak effect wall cupboards, single bowl and sink tidy single drainer sink with mixer tap over with double cupboard under, further single base cupboards and drawers with roll edge work tops over with tiled surrounds, plumbing for a washing machine, integrated 4 ring induction hob with stainless steel chimney extractor hood over and integrated stainless steel electric oven under. Upvc double glazed window, chimney breast with built in shelved cupboard, recess with built in double cupboard housing hot water cylinder, electric heater, timber effect flooring.

Inner hallway

Upvc double glaze door to communal gardens, electric panel heater.

Bedroom 1

11'1 x 10'6" (3.38m x 3.20m)

Upvc double glazed window, electric panel heater.

Bedroom 2

12'5" x 6'9" (3.78m x 2.06m)

2 Upvc double glazed windows, electric panel heater.

Bathroom

9'9" x 4'7" (2.97m x 1.40m)

Fitted with a white suite of a panelled bath with electric shower over, glazed screen, pedestal wash hand basin, low level WC, tiled surrounds, electric heated towel rail, Upvc double glazed frosted glass window, extractor.

Outside

Parking space to front and use of communal gardens which are south facing to the rear.

Tenure

Leasehold residue of a 999 year lease from 1/01/2011 maintenance split 4 ways between the 4 flats as and when works are required.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via Bristol Wessex water
- Heating via electric room heaters
- Sewerage mains drainage via Bristol Wessex water

PROPERTY DESCRIPTION

- 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







Ground 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.