Hobbs&Webb

SHRUBBERY ROAD

Weston-Super-Mare, BS23 2JB

Price £210,000

2 1 1

A beautifully presented fourth floor apartment enjoying stunning panoramic sea views across Weston-super-Mare, ideally positioned on the elevated Weston Hillside. Situated within easy walking distance of the town centre, seafront, Marine Lake and Weston Woods, this impressive apartment combines a peaceful elevated setting with excellent access to the amenities and attractions of the town.

Offered vacant with no onward chain, the accommodation is accessed via both lift and stairs and comprises an entrance hall with useful storage, kitchen, two generous double bedrooms and bathroom.

The standout feature is the spacious lounge/dining area, designed to maximise the spectacular coastal outlook. Large glazed patio doors open onto a south-facing balcony, providing the perfect space for morning coffee, entertaining or simply relaxing whilst enjoying the ever-changing sea views.

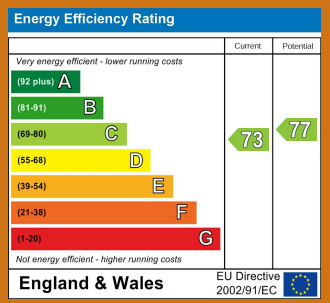
Further benefits include garage and visitor parking, making this an excellent choice as a permanent home, holiday retreat or investment opportunity.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



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 Hall

Secure entry phone system, lift and stairs to fourth floor.

Entrance Hall

Entrance door, cupboard, night-storage heater, smoke alarm,, airing cupboard with hot water tank and space for washing machine and tumble dyer. Doors to the lounge/dining room, bedrooms and bathroom.

Lounge/Dining Room

19'1 max x 17'2 max (5.82m max x 5.23m max)
uPVC double glazed window to the side aspect, night-storage heater, coved ceiling, telephone point, uPVC double glazed sliding patio doors providing access to the balcony, intercom phone entry system and door to the kitchen.

Balcony

Balcony with far reaching panoramic views across Weston Bay and beyond, tiled flooring.

Kitchen

11'8 x 8'7 (3.56m x 2.62m)
A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Four ring ceramic hob with oven below and extractor fan over. One bowl stainless steel sink and drainer with mixer tap over. Space for under-counter fridge and dishwasher, uPVC double glazed window to the rear aspect and wood effect laminate flooring.

Bedroom One

14'8 x 10'9 (4.47m x 3.28m)
uPVC double glazed window to the rear aspect and telephone point.

Bedroom Two

11'2 x 8'7 (3.40m x 2.62m)
uPVC double glazed window to the rear aspect and night-storage heater.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)
Fully tiled walls, bath with mixer tap, electric 'Mira' shower and folding glass shower screen. Wash hand basin with mixer tap over and cupboard below. Low level WC, uPVC obscured double glazed window to the side aspect, chrome heated towel rail, downlights and tiled flooring.

Garage & Parking

This property comes with a garage, you will also find visitor parking to the front.

Tenure

We understand the property is leasehold tenure with 948 year remaning. The management Fee of £500.00 per quarter which includes buildings insurance.

Material Information.

Additional information not previously mentioned

- Mains electricand water
- Water metered
- Night storage heaters
- Mains Drainage
- No Pets Allowed

PROPERTY DESCRIPTION

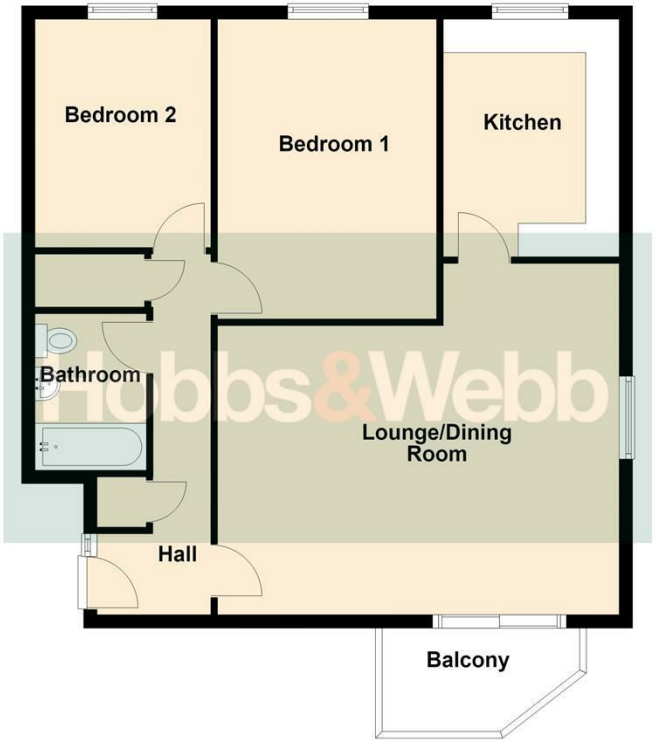
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

H&W

Fourth Floor

Approx. 75.7 sq. metres (814.7 sq. feet)
(excluding Balcony)



Total area: approx. 75.7 sq. metres (814.7 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

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.