Hobbs&Webb

BEACH ROAD

Weston-Super-Mare, BS23 1BU

Price £250,000

2 1 1

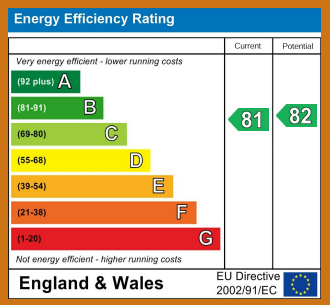
Sold with no onward chain, a good sized purpose built apartment for those aged over 55, situated on Weston-super-Mare sea front over looking the Beach lawns and affording views to Weston bay, Flat Holm and Steep Holm the Bristol Channel and the Welsh coast beyond. The property enjoys Upvc double glazing and gas central heating with the accommodation which is approached via stairs or passenger lift to the fourth floor comprising, an entrance hall, lounge diner with views and leading to a balcony again with views and westerly facing thus attracting a good deal of afternoon and evening sun. There is a modern refitted kitchen and shower room as well as a separate WC, and 2 good size double bedrooms one with a former ensuite shower room now a utility area, outside a garage with up and over door and with power and light and use of visitor parking, leasehold.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



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 Entrance

Approached via communal entrance at the rear of the building with door to lobby, entry telephone system and inner door to communal hall way, stairs or lift to the fourth floor communal landing, door to apartment 15.

Entrance Hall

Entry Phone, telephone point, radiator, laminate flooring.

Inner hall

Airing cupboard with replacement factory insulated hot water tank, further storage cupboard, laminate flooring.

Lounge / Diner

18'3" x 12'3" plus door recess (5.56m x 3.73m plus door recess)
Coved ceiling, serving hatch to the kitchen, radiator, cupboard housing gas fired boiler, laminate flooring, Upvc double glazed doors affording westerly views and giving access to.

Balcony

8'5" x 6'5" max (2.57m x 1.96m max)
Enclosed by dwarf walling and glazed screening, westerly facing thus attracting a good deal of sun light and affording views to Weston bay, Flat Holm and Steep Holm the Bristol Channel and the Welsh coast beyond, power point, electric sun awning, tiled floor cupboard housing gas meter.

Kitchen

9'6" x 6'8" plus door recess (2.90m x 2.03m plus door recess)
Refitted with a range of white high gloss units comprising single, corner, over cooker and eyeline units, in and out larder unit, single bowl sink with mixer tap over with work tops with built in drainer. Range of base cupboards and triple base drawers with deep pan drawer and further deep pan drawer, integrated slim line dishwasher, integrated 4 ring electric hob with extractor hood and light over, integrated double electric oven, space for fridge freezer, laminate flooring.

Bedroom1

17'6" bay to 16'32 x 10'4" (5.33m bay to 4.88m x 3.15m)
Double wardrobe with sliding doors, Upvc double glazed bay window, radiator, laminate flooring.

Bedroom 2

12'4" x 11'22 plus door recess (3.76m x 3.35m plus door recess)
Plus walk in Upvc double glazed bay, radiator, laminate flooring door to.

Utility area former ensuite shower

5'4" x 2'7" (1.63m x 0.79m)
Fully tiled walls, wash hand basin, double wall cupboard, work top, plumbing for a washing machine, radiator, laminate flooring.

Outside

Garage in block with up and over door, power and light, use of visitor parking.

Tenure

999 years from 25 December 1979, ground rent of £25 per year
maintenance of £2000 per year.

Material Information.

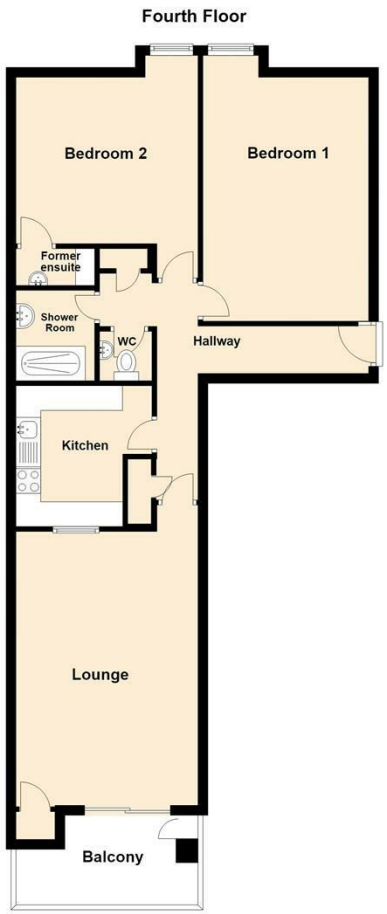
PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric supply
- Water Mains supply via Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via Fibre to the cabinet
- Council tax band C North Somerset council

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



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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.