



Hobbs & Webb

SUNNYSIDE ROAD
Weston-Super-Mare, BS23 3QF

Price £180,000



Being sold with no forward chain which will make an ideal first time purchase, a good size ground floor flat for those looking for garden and parking. The property is arranged as a 1 bedroom property but could be used as 2 beds if desired. Presented in good condition the property has Upvc double glazing and gas central heating with a modern fitted kitchen / diner / sitting area, double bedroom, lounge which could also be used as a further bedroom. Outside a private enclosed rear garden with access to a parking space.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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

Upvc double glazed door to.

Communal Entrance Hall

Light, part glazed door to the ground floor flat.

Entrance Hall

Part coved ceiling, radiator, timber effect flooring, under stairs storage cupboard.

Lounge

15'1" bay x 14'7" max recess (4.60m bay x 4.45m max recess)

Upvc double glazed bay window to the front, part coved ceiling, picture rail, radiator, chimney breast with cast iron fireplace with tiled inset and surround with tiled hearth, TV and telephone points.

Bedroom

12'6" x 11'7" min chimney breast (3.81m x 3.56m min chimney breast)

Plus 2 recess's, exposed brick chimney breast, Upvc double glazed window to rear, radiator.

Kitchen / diner /sitting room

18'7" x 10'8" (5.66m x 3.25m)

Upvc double glazed window to the side, Upvc double glazed door to the garden, built in part shelved cupboard housing Worcester gas fired boiler providing hot water and central heating, radiator. The kitchen is fitted with a range of grey coloured high gloss units comprising corner and 3 wall cupboards as well as 2 eyeline units, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, 2 sets of triple drawers

each with 2 deep pan drawers, 2 further double base cupboards with timber effect work tops over with part breakfast bar area, tiled surrounds. Inset 4 ring electric induction hob with stainless steel chimney extractor hood over, integral electric oven and grill, plumbing for a washing machine, tiled floor.

Shower room

5 Spot lights, heated towel rail, 3 Upvc double glazed windows, tiled floor, fitted with a modern white suite of low level WC, vanity wash hand basin with mixer tap over and double cupboard under with tiled splash back, tiled walk in shower cubicle with glazed screen and mains mixer shower unit with drencher head.

Outside

Small area of front garden enclosed by local stone walling. The rear garden is enclosed by local stone walling and timber fencing and is predominately laid out paving with raised flower and shrub borders built of brick and timber sleepers, outside tap and light, timber pedestrian gate giving access to parking space.

Tenure

Residue of 999 year lease from 1984 with a £1 per year ground rent, maintenance as and when required to the building split 50 / 50 with the first floor flat.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water

PROPERTY DESCRIPTION

- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water
- 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:

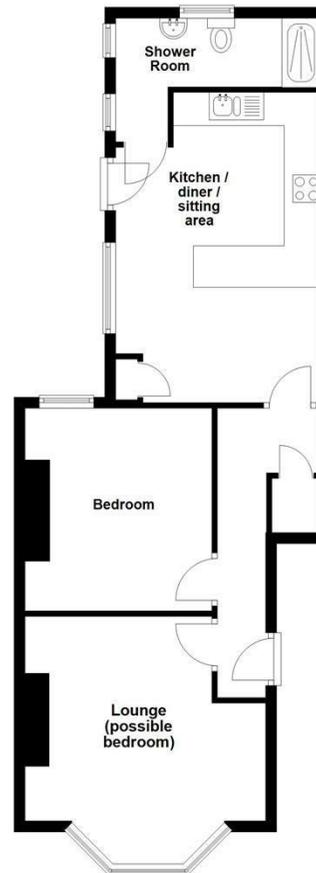
flood-map-for-planning.service.gov.uk/location







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.