



Hobbs&Webb

CONNAUGHT PLACE
Weston-Super-Mare, BS23 2QA

Price £160,000



Being sold with no onward chain, a stone throw from Grove Park and the High street as well as being a short walk from the sea front, train station and other local facilities of Weston-super-Mare, a self contained garden flat with its own entrance and covered parking space. The property which will make an ideal first purchase has gas central heating and double glazing with a 18'2" x 15'6" (5.54m x 4.72m) lounge, kitchen, utility area bathroom and second toilet with a 19'3" x 13'10" (5.87m x 4.22m) main bedroom and Study / occasional 2nd bedroom. Outside a covered car parking space, small front courtyard and rear southerly facing sun / seating terrace.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

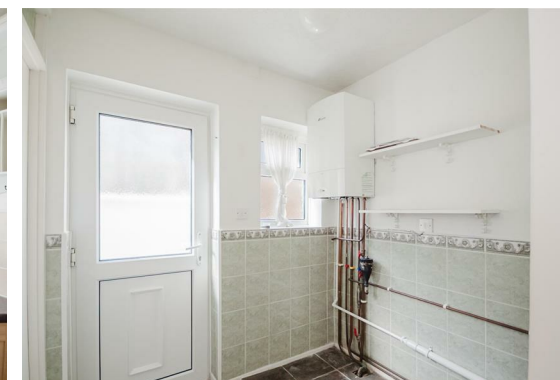
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(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

Approached via steps down from Connaught Place to, UPVC double glazed part leaded light timber effect entrance door with matching side panel leading into.

Entrance Hall

Coved ceiling, tiled floor.

Inner Entrance Hall

Exposed stripped floorboards, wiring for 2 wall lights, coved ceiling, single radiator, double doors to shelved storage cupboard.

Lounge

18'3" x 15'5" (5.56m x 4.70m)

UPVC double glazed south facing window overlooking the sun terrace, double radiator, chimney breast with working fire with ornate timber surround, tiled inset, grate, tiled hearth, high level cupboard housing electric meter, exposed stripped floorboards, TV point, telephone point.

Kitchen

9'5" x 7'8" (2.87m x 2.34m)

Fitted with a modern range of units comprising 2 single wall cupboards, plate rack/shelf, single bowl single drainer Porcelain sink unit with mixer tap over, double cupboard under, double and single base cupboards, triple base drawers, roll edged worktops, tiled surrounds, tiled floor, gas and electric cooker point, UPVC double glazed window to side overlooking the sun terrace.

Utility Area

6'6" x 5'6" (1.98m x 1.68m)

Plumbing for washing machine, space for fridge/freezer, wall mounted WORCESTER gas fired boiler supplying hot water and central heating, radiator, tiled floor, UPVC double glazed window and UPVC double glazed door to rear.

Cloakroom

White suite comprising low-level WC, wash hand basin, half tiled surrounds, UPVC double glazed window.

Bedroom 1

19'3 bay x 13'3" (5.87m bay x 4.04m)

UPVC double glazed bay window and timber single part stained glazed door and single glazed top light, chimney breast, 3 built-in double wardrobes with overhead storage cupboards, double radiator, coved ceiling.

Study / Occasional bedroom 2

13'4" x 6'2" (4.06m x 1.88m)

Shelved recess, borrowed light window from lounge with shelved recess below.

Bathroom

Fitted with modern white suite comprising panelled bath with Victorian style mixer tap and shower attachment over, glazed screen, low-level WC, vanity wash hand basin with mixer tap over, range of base cupboards and drawers below, tiled recess with vanity mirror and 2 wall lights, fully tiled walls, tiled floor, double radiator, heated towel rail, timber clad ceiling, UPVC double glazed window.

PROPERTY DESCRIPTION

Outside

Front courtyard style garden with concrete patio area and slate border, raised flower bed. Southerly facing sun terrace situated to the rear of the property 19' 5" x 8' 6" (5.92m x 2.59m) approx. laid to paving slabs enclosed by timber fencing with security light and steps down to. Covered parking space 19' 10" x 8' 11" (6.05m x 2.72m) max. narrowing to 8'8" (2.64m) to pier, approached from service lane to the rear of Connaught Place, through timber double gates with outside tap and security light.

Tenure

Leasehold residue of 999 years from 28/12/1969 quarter share of any maintenance as and when required and quarter share of block buildings insurance.

PLEASE NOTE we are informed the lease forbids pets at the property.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains water supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via Bristol Wessex water
- Broadband via fibre to the cabinet

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



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 a representation either by the Seller or his Agent. Copyright - Hobbs & Webb. Plan produced using PlanitUp.

Hobbs & Webb

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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.