



**Hobbs&Webb**

**CLARENCE ROAD EAST**  
Weston-super-Mare, BS23 4BS

Asking Price £135,000





Sold with no onward chain, a good size purpose built first floor flat ideal for a variety of purchasers, located on the level over looking Clarence Park within the ever popular Southward area of Weston-super-Mare. The property is located on the front of the building with views to Clarence Park, has Upvc double glazing and is heated by modern electric heaters. The accommodation which faces south and west attracts a good deal of natural light and is arranged as an entrance hall with entry telephone, lounge, modern fitted kitchen and shower room and a double bedroom, outside a useful garage, leasehold tenure, must be viewed.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

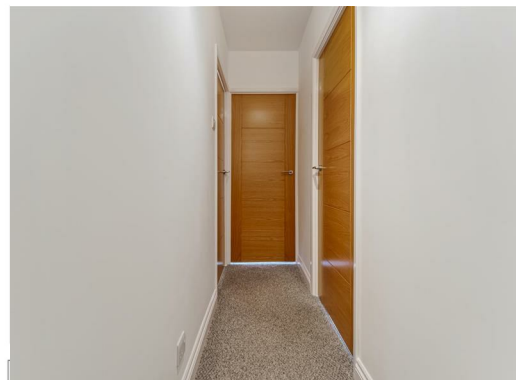
EPC Rating: C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 73      | 81        |
| 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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Communal entrance

Communal door with entry phone system to, communal entrance hall stairs to first floor landing with door to.

## Entrance Hall

Entry phone, shelved storage cupboard, part shelved airing cupboard with insulated hot water tank with immersion providing hot water.

## Lounge

14'8" 10'9" (4.47m 3.28m)

Upvc double glazed window to the front overlooking Clarence Park, electric heater, TV and telephone points.

## Kitchen

10'5" x 8'6" (3.18m x 2.59m)

Upvc double glazed window to the side, 4 bar spot light, the kitchen has been refitted with a modern range of white high gloss units comprising double, corner and 3 single wall cupboards, single bowl and sink tidy single drainer polycarbonate sink with mixer tap over and cupboard under, further base cupboards and drawers, triple base drawers with 2 deep pan units with granite style work tops over with tiled wall surrounds. Integrated electric oven, integrated 4 ring electric hob with stainless steel chimney extractor hood over, space and plumbing for a washing machine, space for a fridge / freezer.

## Bedroom

11'4" x 9'6" (3.45m x 2.90m)

Upvc double gazed window to the front overlooking Clarence Park, electric heater.

## Shower room

6'4" x 5'3" (1.93m x 1.60m)

4 spot lights, Upvc double glazed window, tiled and shower back to walls, fitted with a white suite of vanity wash hand basin with mixer tap over and double cupboard under, low level WC, shower cubicle with shower back walls and electric shower, chrome heated towel rail, vinolay flooring.

## Outside

16'9" x 8'1" (5.11m x 2.46m)

Use of a communal drying area, garage with up and over door 16'9" x 8'1" (5.11m x 2.46m).

## Tenure

Leasehold 999 years form 25/03/1970 ground rent of £10 per year, maintenance of £750 per year.

## Material Information.

Additional information not previously mentioned

- Council tax band B North Somerset
- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via electric room heaters
- Sewerage Mains drainage 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

## PROPERTY DESCRIPTION

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







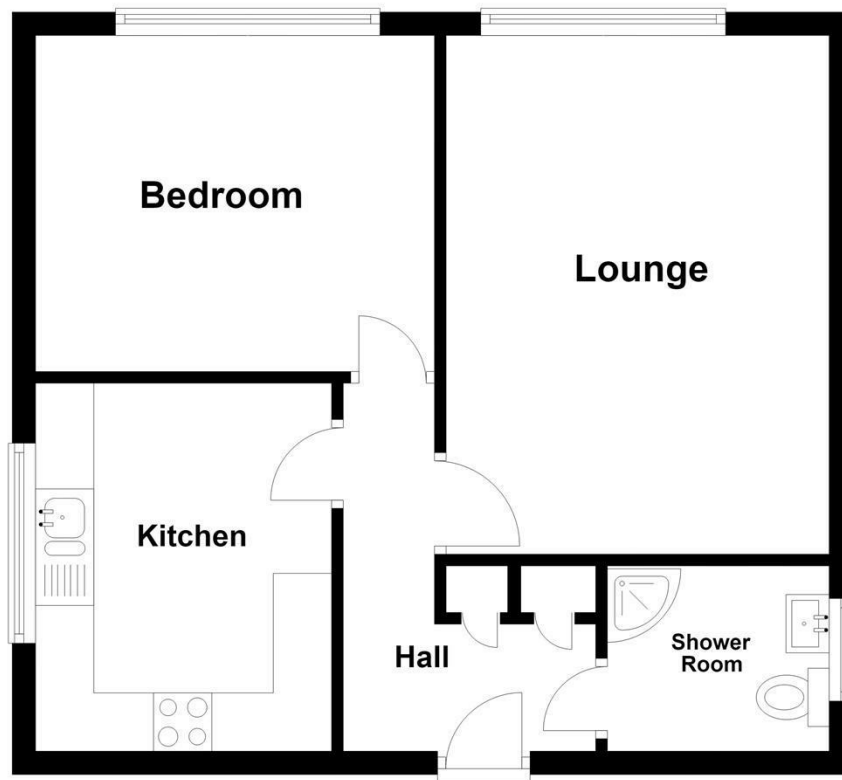








## First Floor



# 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.