



Hobbs&Webb

CONNAUGHT PLACE
Weston-Super-Mare, BS23 2QA

Price £175,000



Sold with no forward chain a good size hall flat located in a most convenient location at the end of Weston-super-Mare High street adjacent to Grove Park within the conservation area and within a short walk of Weston sea front, train station and other local facilities, the property will make a fantastic first time purchase or equally make an ideal retirement buy. Offering scope for buyers to put their own stamp on a property the accommodation which is gas centrally heated, has a parking space a small seating area comprises an entrance hall, lounge 18'4" by x 13'0" (5.59m bay x 3.96m), kitchen diner 14'6" x 12'4" (4.42m x 3.76m), 2 double bedrooms and a bathroom.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

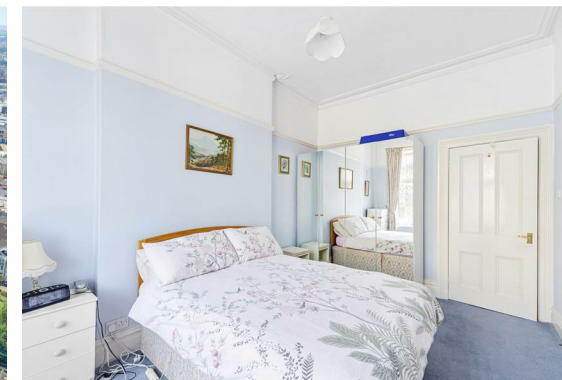
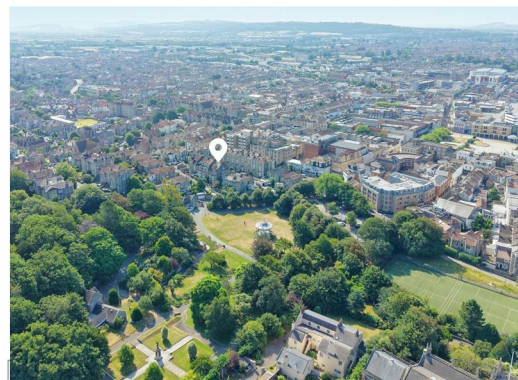
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(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

Communal entrance

Entry phone system, door to communal entrance hall with inset door mat and part coved ceiling door to the hall floor flat.

Entrance Hall

Part coved ceiling, entry phone, radiator, understair storage cupboard.

Lounge

18'4" bay x 13'0" (5.59m bay x 3.96m)

Coved ceiling, picture rail, timber sash bay window with outlook to St Johns Church and Grove park, chimney breast with ornate timber surround with marble style inset and hearth, radiator, TV point.

Bedroom 1

14'4" x 9'9" recess (4.37m x 2.97m recess)

Coved ceiling, picture rail, timber sash window, telephone point.

From the entrance hall glazed timber door to.

Kitchen / diner

14'6" x 12'4" (4.42m x 3.76m)

Coved ceiling, picture rail, double radiator, timber sash window, chimney breast, part shelved airing cupboard housing gas fired boiler and factory insulated hot water tank with immersion. The kitchen is fitted with 4 single wall cupboards, over extractor and cooker cupboards, single bowl single drainer sink with cupboard under, further base cupboards and drawers, triple base drawers with roll edge work tops over with tiled wall surrounds. Integrated 4 ring gas hob with extractor hood over, integrated electric oven, space and plumbing for a

washing machine and dishwasher, space for fridge / freezer and further fridge, door to.

Inner hall

Coved ceiling, radiator, telephone point.

Bedroom 2

10'8" x 10'5" (3.25m x 3.18m)

Built in double cupboard, timber sash window to the rear, radiator.

Bathroom

7'2" x 5'4" (2.18m x 1.63m)

Timber window, radiator, the bathroom is fitted with a grey coloured suit comprising a panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled surrounds.

Outside

Small seating area by the communal front door, parking space to the rear of the building accessed via a service lane.

Tenure

Leasehold residue of a 999 year lease from 31/03/1994 maintenance of £110 per month. ground rent of £0.5 per year. Please note the lease precludes the keeping of dogs and cats.

Material Information.

Additional information not previously mentioned

- Please note the property is in the conservation area

PROPERTY DESCRIPTION

- Council tax Band B North Somerset
- Mains electric supply
- Water main supply Bristol Wessex water
- Heating via gas central heating, mains gas supply
- Sewerage mains drainage 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







Hall 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.