



Hobbs & Webb

BEACH ROAD
Weston-Super-Mare, BS23 1BU

Price £225,000



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 third floor comprises, 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 kitchen and bathroom as well as a separate WC, and 2 good size double bedrooms one with an ensuite shower room, outside a garage with electric 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

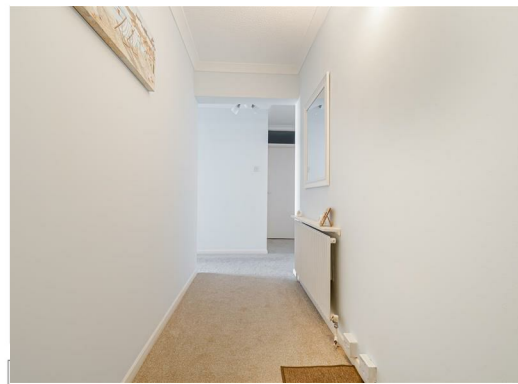
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(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@hobbssandwebb.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 third floor communal landing, door to apartment 12.

Entrance Hall

Coved ceiling, radiator, wired for a wall light, entry telephone, leading to inner hall with airing cupboard part shelved with factory insulated hot water tank with immersion, further shelved storage cupboard.

Lounge

17'8" x 12'4" (5.38m x 3.76m)

Coved ceiling, serving hatch to kitchen, double radiator, RV point, cupboard housing gas fired boiler providing hot water and central heating, double glazed sliding patio doors affording westerly Views to Weston bay and the Welsh coast beyond and leading to.

Balcony

8'6" x 6'8" max (2.59m x 2.03m max)

Enclosed by dwarf block walling and glass screening and laid to patio and affording views over the beach lawns to the bay, Brean Down, both piers, the Bristol Channel and Exmoor and the Welsh coast beyond, cupboard housing the gas meter.

Kitchen

9'7" x 6'8" plus door recess (2.92m x 2.03m plus door recess)

Strip light, fitted with 3 single wall cupboards, 2 glass fronted wall display

cabinets and eye line unit with lighting under, single bowl single drainer sink with mixer tap over with double cupboard under, further single base cupboards, set of 4 base drawers. Integrated 4 ring electric hob, integrated electric oven, space for fridge freezer, radiator, timber effect flooring.

Cloakroom

5'8" x 3'2" (1.73m x 0.97m)

Low level WC, vanity wash hand basin with mixer tap over and double cupboard under with tiled splash back and tiled effect flooring, radiator, double storage cupboard.

Bathroom

5'5" x 5'4" (1.65m x 1.63m)

Fitted with a white suite of paneled bath with mixer tap with shower attachment over with glazed screen, tiled and shower back walls to the bath area, pedestal wash hand basin, shaver light and socket, half tiled walls, radiator.

Bedroom 1

16'1" x 10'4" (4.90m x 3.15m)

Upvc double glazed walk in bay window, build in double wardrobe, coved ceiling, radiator.

Bedroom 2

12'5" x 11'2" plus door recess (3.78m x 3.40m plus door recess)

Walk in Upvc double glazed bay window, coved ceiling, radiator.

PROPERTY DESCRIPTION

Ensuite Shower room

5'4" x 2'7" (1.63m x 0.79m)

Fully tiled walls, tiled shower cubicle with electric shower and screen, electric wall heater, tiled floor.

Outside

Garage in a block with up and over door, with light and power measuring 17'3" x 8'3" (5.26m x 2.51m). use of visitor parking.

Tenure

999 year lease from 1981, £25 per year ground rent , maintenance £1800 per year, purchasers must be 55 plus years old.

Material Information.

Additional information not previously mentioned

- Council tax band C North Somerset
- Mains electric supply
- Water Mains supply Bristol and Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage 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:

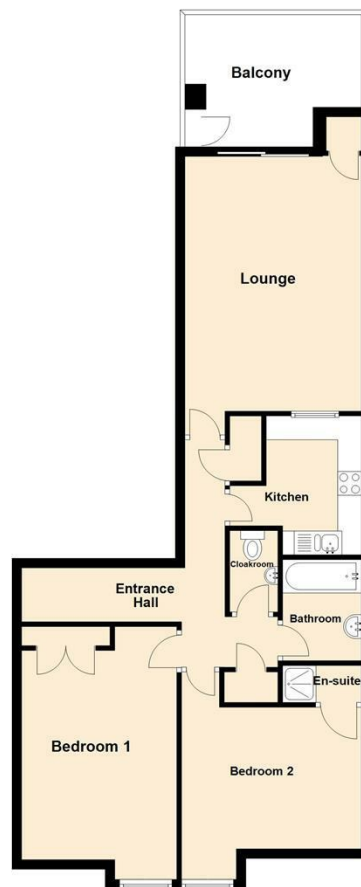
flood-map-for-planning.service.gov.uk/location







Third 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.