



Hobbs & Webb

HOPKINS STREET
Weston-Super-Mare, BS23 1RS

Price £105,000



Sold with no onward chain, a centrally located first floor flat within an easy level walk of the train station, high street and sea front of Weston-super-Mare. The property which will make an ideal first time purchase or buy to let investment having been let at £800 pcm is Upvc double glazed and has gas central heating and has the added benefit of being approached via its own entrance at ground floor level with an internal staircase leading to a central first floor landing, lounge, 2 good size bedrooms, a kitchen and separate lounge, leasehold tenure.

Local Authority

North Somerset Council Tax Band: A

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 | | 74 | 79 |
| (55-68) D | | | |
| (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

Entrance

Timber front door with a glazed top light to entrance area, internal staircase rising to.

First floor landing

Radiator, telephone point, timber effect laminate flooring, doors to all rooms.

Lounge

12'4" x 10'5" to 9'3" (3.76m x 3.18m to 2.82m)

TO chimney breast. Upvc double glazed window to the front, radiator, chimney breast with electric fire, TV and telephone points, timber effect laminate flooring.

Kitchen

9'5" x 5'7" (2.87m x 1.70m)

Upvc double glazed window to the rear, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with modern white high gloss double and single wall cupboards, single bowl single drainer sink with double cupboard and drawer under, further double base cupboard with roll edge work tops over with tiled splash backs, gas and electric cooker points, radiator, timber effect laminate flooring.

Bedroom 1

13'4" x 12'2" to 9'3" (4.06m x 3.71m to 2.82m)

Upvc double glazed window to the rear, double radiator, timber effect laminate flooring, TV point.

Bedroom 2

12'12 x 8'7" to 5'2" min (3.66m x 2.62m to 1.57m min)

An L shaped room with Upvc double glazed window to the front, radiator built in double over stairs storage cupboard, timber effect laminate flooring.

Bathroom

7'4" x 4'7" (2.24m x 1.40m)

Fitted with a suite of pedestal wash hand basin, low level WC, a panelled bath with mixer tap with shower attachment over, tiled walls and shower back walls to the bath area, radiator, tiled effect vinolay flooring, loft access.

Tenure

Leasehold, 999 year lease from 27/07/1988 with a £10 per year ground rent, maintenance believed to be split 50 / 50 with the downstairs property.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water Mains supply Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property
- Council tax band A

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

First Floor



Hobbs & Webb

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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.