



Hobbs&Webb

BEACH ROAD

Weston-Super-Mare, BS23 1BQ

Price £155,000



Located in an outstanding position on Weston-super-Mare sea front within the conservation area overlooking the Beach Lawns with views to Weston Bay, Brean Down, the Hillside, Bristol Channel and the Welsh coast beyond. This good size self contained converted flat sold with no onward chain complications would make a great holiday home or first time purchase being within a easy level walk of the town centre, train station, shops, pubs and restaurants. The accommodation is presented in excellent condition being Upvc double glazed and having gas central heating, with a door at first floor level with its own internal staircase leading to a large half landing with useful storage cupboards leading to a top landing. The lounge / diner is westerly facing with 180 degree views, there is a modern fitted kitchen, good size double bedroom and a bathroom.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

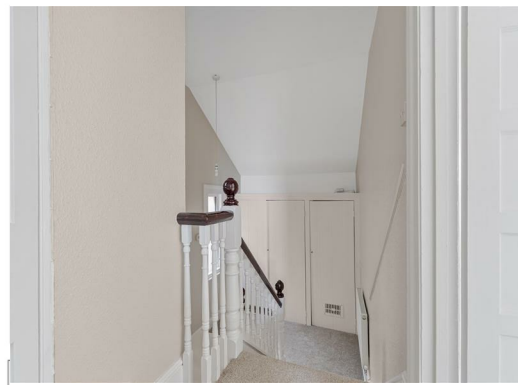
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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

Side access via pedestrian gate to outside staircase to first floor level, half glazed timber door to flat C. Internal half turn stairs to 2nd floor.

Half landing

A good size space with Upvc double glazed window, highly useful double built in storage cupboard and further cupboard housing gas fired boiler providing hot water and central heating, leading to.

Top landing

Loft access, door to.

Lounge

15'7" x13'5" (4.75m x4.09m)

A love;y bright westerly facing room with a Upvc double glazed window affording 180 degree westerly views over the Beach lawns to Weston bay, Brean Down, the Bristol channel, Flat Holm and Steep Holm and the welsh coast beyond. Chimney breast with electric fire, 2 radiators, telephone point, door to.

Kitchen

9'22 x 6'1" part sloping ceiling (2.74m x 1.85m part sloping ceiling)

2 Upvc double glazed windows, fitted with a modern range of grey coloured high gloss units comprising 3 double wall cupboards, single bowl single drianer polycarbonated sink with mixer tap over and cupboard under, further base cupboards and drawer with marble effect work tops over with splash backs.

Space and plumbing for a washing machine, integrated 4 ring electric hob with stainless steel chimney extractor hood over, integrated electric oven, radiator, tiled effect flooring.

Bedroom

13'8" x12'4" (4.17m x3.76m)

Upvc double glazed window to the rear, radiator, TV and telephone points, dado rail.

Bathroom

2 Upvc double glazed windows, radiator, fitted with a cream coloured suite of a panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level WC, tiled surrounds, extractor.

Tenure

Leasehold scheme 992 of 999 years left maintenance £100 per month including buildings insurance. PLEASE NOTE THERE IS A NO LETTING POLICY IN PLACE

Material Information.

Additional information not previously mentioned

- Note the property is situated in the conservation area
- Council tax North Somerset band A
- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage Bristol Wessex water
- Broadband Via fiber to the property

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

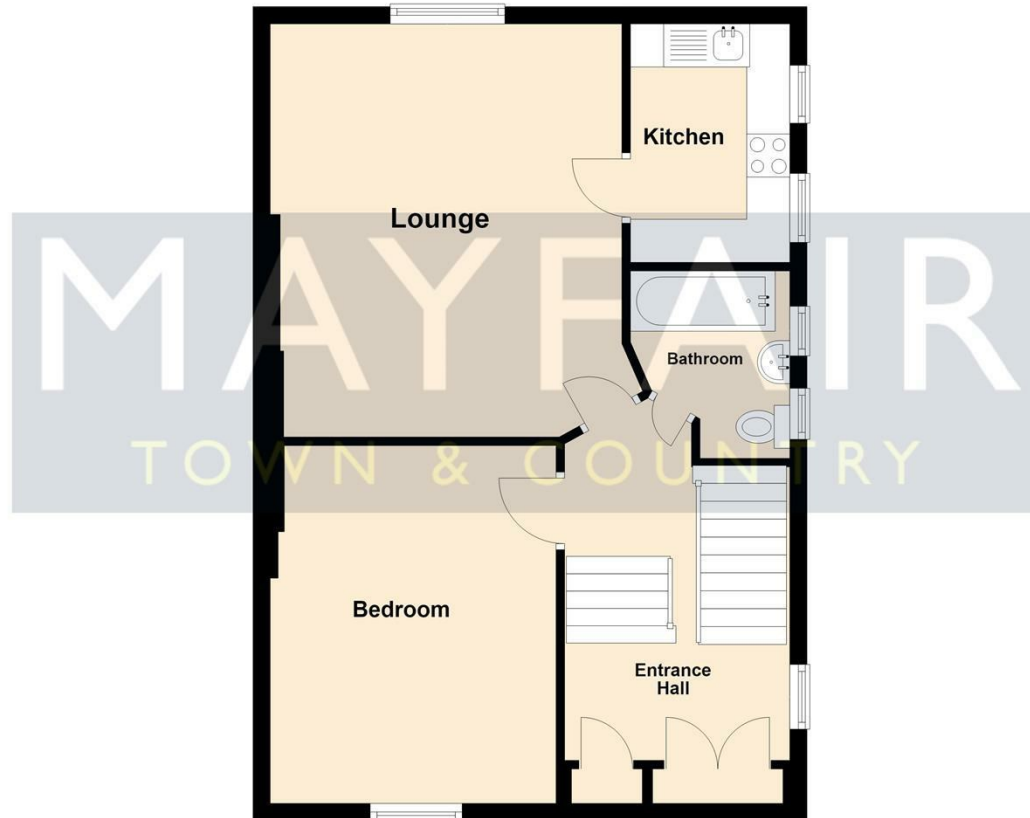
flood-map-for-planning.service.gov.uk/location







Second 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.