



Hobbs & Webb

BEACH ROAD

Weston-super-Mare, BS23 1SW

Asking Price £265,000



Located on the sea front a short level walk from the town centre and railway station, an opportunity to purchase a unique sixth floor purpose built apartment with large southerly facing sun terrace measuring 30'7" x 21'3" extending to 33'3" (9.32m x 6.48m extending to 10.13m). The property which is approached via lift or stairs has westerly views from the lounge over Beach Lawns to Weston Bay, Brean Down Steep Holm and Exmoor beyond as well as views to the Mendip Hills, Weston Hillside and Brent Knoll from the sun terrace. In addition to the lounge there is a reception hall / snug area, kitchen, 2 double bedrooms one with an ensuite shower room as well as family shower room. The property has double glazing and electric heating and is sold with a allocated parking space and access to visitor parking, leasehold tenure.

Local Authority

North Somerset Council Tax Band: E

Tenure: Leasehold

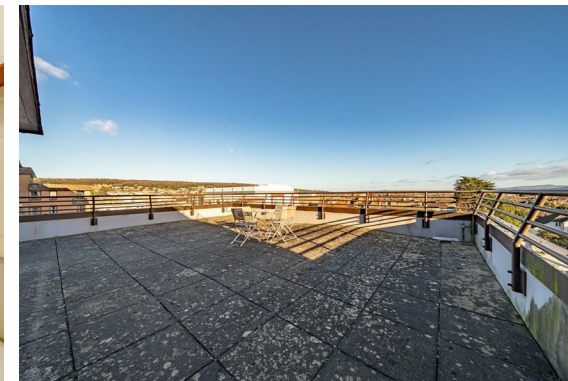
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(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@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Approached from Carlton Street via a lane to the rear of the building with gated security access to the parking facility. Security controlled access to a large lobby which also enables access to the West side of the building with residents pedestrian access through 2 gates to Beach Road, the Beach Lawns and promenade beyond.

Communal Entrance

An Internal staircase and 2 lifts rising to the sixth floor, door to inner lobby area and door to apartment 601.

Reception hall / snug/ Home office area

11'8" x 7'4" (3.56m x 2.24m)

Northerly facing double glazed window and double glazed easterly facing sliding patio doors to sun terrace.

Inner hall

L shaped, coved ceiling, modern replacement electric wall heater, entry telephone, storage cupboard, airing cupboard housing instant electric hot water heater.

Lounge / diner

22'2" x 11'5" max (6.76m x 3.48m max)

Coved ceiling, wired for 2 wall lights, modern replacement electric wall heater, TV, satellite and telephone points Upvc double glazed sliding patio doors and Upvc double glazed window affording southerly and westerly views to Brent Knoll, Weston Bay, Brean Down, Steep Holm and Exmoor beyond, leading to.

Balcony

11'4" x 4'7" min (3.45m x 1.40m min)

Triangular shaped and enjoying westerly views to Weston Bay, Brean Down, Steep Holm and Exmoor beyond and providing a private sunny place to sit and relax.

Kitchen

12'5" x 10'1" max (3.78m x 3.07m max)

6 Bar spot light, arch / serving hatch allowing natural light from the lounge, the kitchen is fitted with a range of medium oak style units comprising double and 3 single wall cupboards as well as glass fronted display unit with concealed lighting under, eyeline unit with 2 downlighters below, single bowl single drainer sink with mixer tap over and double and single cupboard under, further double and single base cupboards and drawers with roll edge work tops over with tiled splash backs. Space for under work top fridge and freezer, plumbing for washing machine and slim line dishwasher, space for cooker with electric cooker point.

Bedroom 1

11'5" x 10'9" max (3.48m x 3.28m max)

Including built in range of bedroom furniture including, wardrobes, dressing table and bedside cabinets, night storage heater, double glazed southerly facing window affording views towards Brent Knoll and Bleadon Hill.

Bedroom 2

13'4" x 7'8" (4.06m x 2.34m)

Including built in storage and double over head storage cupboards, double

PROPERTY DESCRIPTION

glazed easterly facing window with views towards the Mendip Hills, night storage heater, door to.

Ensuite Shower room

7'7" x 2'8" (2.31m x 0.81m)

Fitted with shower cubicle with folding screen and MIRA electric shower, pedestal wash hand basin with mixer tap, shaver socket, low level WC, half tiled walls, extractor fan, tiled floor.

Shower room

7'9" x 6'7" (2.36m x 2.01m)

Obscure double glazed window, fitted with double walk in shower cubicle with MIRA electric shower and shower back to the walls, vanity wash hand basin with mixer tap over, low level WC, half tiled walls, tiled floor, chrome heated towel rail, extractor.

From the reception hall / snug sliding patio doors to.

Large Sun Terrace

30'7" x 21'3" extending to 33'3" max (9.32m x 6.48m extending to 10.13m max)

Laid to paving, southerly facing thus attracting a good deal of sunshine, being extremely private and therefore providing the perfect place to relax and dine, with views towards the Mendip Hills, Brent Knoll and Weston Hillside.

Outside

Allocated parking space for 1 car and access to visitor parking.

Leasehold

Residue of 999 years from 01/12/1990, maintenance £3342 per year

Material Information.

Additional information not previously mentioned

- No pets allowed
- Mains electric supply
- Water, metered supply from Bristol Wessex water
- Heating via electric room heaters
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet
- Pets are not allowed.
- Council tax band E

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

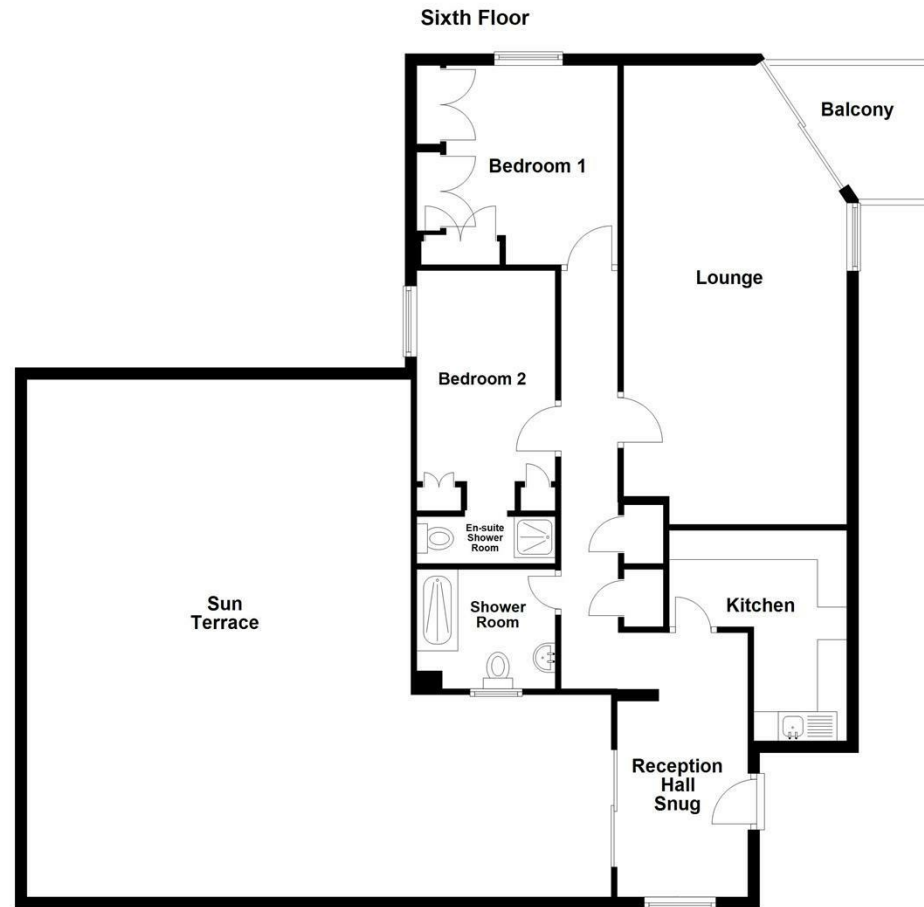
Flood Information:

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









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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.