



Hobbs & Webb

MALVERN ROAD
Weston-Super-Mare, BS23 4DF

Price £165,000



Conveniently situated on the fringes of Clarence parks within a short walk of the sea front, local facilities and the nearby town centre and train station a good size well maintained ground floor flat being one of 2 within an older style semi detached house. The accommodation which has Upvc double glazing and has gas central heating comprises a Lounge measuring 17'3" bay x 11'8" recess (5.26m bay x 3.56m recess) a good size kitchen /diner 15'2" x 14'6" max (4.62m x 4.42m max) a double bedroom, shower room and Upvc double glazed conservatory, outside front and westerly facing enclosed rear garden, note the first floor flat is also currently for sale.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: D

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		68	77
(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

Upvc double glazed door to.

Communal Entrance

Light, half Georgian style glazed door to ground floor flat.

Entrance Hall

Picture rail, timber effect laminate flooring.

Lounge

17'3" bay x 11'8" recess (5.26m bay x 3.56m recess)

Upvc double glazed bay window, picture rail, chimney breast with fire place with timber surround with marble style inset and hearth, TV and telephone points, double radiator.

Kitchen / diner

15'2" x 14'6" max (4.62m x 4.42m max)

9 spot lights, Upvc double glazed door and windows to the rear garden and further Upvc double glazed window to the side. The kitchen is fitted with a range of medium oak units comprising, double wall cupboard, double glass fronted display wall cupboard, 2 single wall cupboards and 2 corner display units, larder style unit providing storage and housing a wall mounted gas fired boiler providing hot water and central heating. Single bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards and drawers, 2 corner base display units with roll edge work tops over with tiled splash backs, plumbing for dishwasher and washing machine, integrated 4 ring stainless steel gas hob with stainless steel chimney extractor hood and light over, integrated electric oven. Dresser style storage unit with

shelving and 2 base cupboards and drawers, 2 radiators, access to walk in under stair storage cupboard, door to.

Inner Hall

15'2" x 3'2" (4.62m x 0.97m)

Radiator, shelved storage cupboard and further walk in storage cupboard measuring 4'4" x 3'3" (1.32m x 0.99m) with light.

Shower room

8'5" x 7'9" max (2.57m x 2.36m max)

4 spot lights, extractor, 2 Upvc double glazed windows, fitted with one and a half size tiled walk in shower cubicle with mains mixer shower unit and glazed screen, low level WC, vanity wash hand basin with double cupboard under, 2 further base storage cupboards and 2 wall units, vanity wall mirror with 2 down lighters, fully tiled walls, tiled floor, radiator and chrome heated towel rail.

Bedroom

14'9" x 11'6" max (4.50m x 3.51m max)

Including double and double and single mirror fronted wardrobes, 2 further double wardrobes with triple base drawers, bedside cabinet with single and double over head storage cupboards, dressing table , radiator , Upvc double glazed window to the side, Upvc double glazed picture window and Upvc double glazed door to.

Upvc double glazed Conservatory

8'8" x 8'0" (2.64m x 2.44m)

With Upvc double glazed pitched roof, base wall construction with Upvc

PROPERTY DESCRIPTION

double glazed windows, ceiling light and fan, power point, tiled floor, Upvc double glazed window to the garden.

Outside

The front garden is enclosed by local limestone walling, laid to paving and crazy paving, pedestrian access to the south side of the property via timber side gate to the rear garden which is westerly facing enclosed by local stone walling with outside light and tap, raised flower beds, small greenhouse, timber garden shed, timber gate allowing access to rear service lane.

Tenure

The property is sold under a leasehold scheme with the ground floor flat owning the freehold of the building subject to a 999 year lease to the first floor flat from 24/06/1979.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property
- The property is within a conservation area
- The property is being sold with a tenant in situ paying £825 per month
- Council tax band B

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







Ground 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.