



Hobbs&Webb

NITHSDALE ROAD
Weston-super-Mare, BS23 4JR

Price £210,000



Situated on the level within the ever popular Southward area of Weston-super-Mare, within walking distance of the sea front, Clarence Parks, Weston-super-Mare golf club, local shops and other facilities a good size first floor converted flat being one of 2 within an older style semi detached house approached via it's own entrance. The property offers flexible accommodation which can easily be used as a 3 bed or 2 bedroom 2 reception property, with a lovely bright south facing lounge, good size kitchen, spacious hallway, bathroom, whilst and side a section of rear garden laid to paved patio and lawn ideal for dining and relaxing.

Local Authority

North Somerset Council Tax Band: B

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
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

External staircase rising to the first floor flat. uPVC frosted double glazed entrance door into:-

Entrance Porch

Loft access, dado rail, timber effect flooring door to.

Hallway

Coved ceiling, roof light allowing a good deal of natural light would suit home office or study area, radiator and doors to principle rooms.

Kitchen

13'3" x 9'9" (4.04 x 2.97)

Upvc double glazed window to the side, wall mounted gas fired boiler installed in 2026 providing hot water and central heating. The kitchen is fitted with a range of units comprising 7 single wall cupboards, 2 corner display units, single bowl single drainer sink with mixer tap over and cupboard under. Further double and single base cupboards and corner display unit with work tops over with tiled splash backs. Integrated electric oven, 4 ring gas hob, plumbing and space for a washing machine and slim line dishwasher, single radiator, space for fridge / freezer, tiled effect flooring.

Lounge

16'4" into walk in bay x 12'5" recess (4.98m into walk in bay x 3.78m recess)

A lovely bright room with Upvc double glazed southerly facing bay window with open aspect down Frenchay Road, feature exposed brick chimney breast with recess and hearth, picture rail, wired for 2 wall lights, radiator.

Bedroom One

12'5" recess x 11'8" (3.78m recess x 3.56m)

Upvc double glazed window, chimney breast, dado rail, radiator.

Bedroom Two / dining room

13'7" recess x 8'9" (4.14m recess x 2.67m)

Upvc double glazed window to the rear garden, picture rail, TV point, telephone point, easily used as wither a double bedroom or dining room.

Bedroom 3

8'8" x 6'3" (2.64m x 1.91m)

Upvc double glazed window to the front, picture rail, radiator.

Bathroom

10'5" x 4'9" (3.18m x 1.45m)

3 spot lights, Upvc double glazed window, fitted with a white suite of panelled bath with electric shower over with wall tiling to the bath area, pedestal wash hand basin with tiled splash back and shaver light with socket, low level WC, radiator, tiled effect flooring.

Outisde

Useful block built store under the outside staircase, a pleasant area of rear garden to the east side of the path laid to lawn with flower and shrub beds and borders and a paved patio area providing a lovely place to relax and dine, further area to concrete hard standing with brick built BBQ.

Tenure

Leasehold tenure residue of 999 year lease from 01/01/1989 with 50 pence

PROPERTY DESCRIPTION

per year ground rent, maintenance split on a 50 / 50 basis with the ground floor flat as and when required.

Material Information.

Additional information not previously mentioned

- Council tax Band B North Somerset Council
- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating gas boiler installed in 2026
- Sewerage mains drainage via Bristol Wessex water
- Broadband Via fibre to the property

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

01934 644664

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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.