



Hobbs & Webb

SHRUBBERY ROAD
Weston-Super-Mare, BS23 2JB

Price £174,999



Hobbs & Webb are delighted to bring to the market this charming two-bedroom third-floor purpose-built flat, offering breathtaking panoramic views of Weston's coastline, Uphill Castle, and Brean Down.

The property benefits from uPVC double glazing and night-storage heating, with well-presented accommodation comprising a spacious dual-aspect lounge, where sliding patio doors open onto a private balcony—perfect for enjoying the stunning scenery. The flat also features a fitted kitchen, two bedrooms, and a bathroom.

Externally, the property includes a single garage, visitors' parking, and access to well-maintained communal gardens. With no onward chain, this is a fantastic opportunity for those seeking a coastal retreat or investment property.

Local Authority

North Somerset Council Tax Band: B

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 | | 77 | 82 |
| (55-68) D | | | |
| (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 via communal entrance at hall floor level with entrance door with entry phone system to communal hall with lift or stairs to the third floor and half glazed door wood effect uPVC door and glazed side panel leading to.

Entrance Hall

Entry phone system, smoke alarm, useful storage cupboard with sliding mirrored doors and doors to:-

Lounge

15'8 x 12'9 (4.78m x 3.89m)

uPVC double glazed floor to ceiling window to the southerly aspect with superb views across Weston coastline and toward Uphill castle and Brean Down, night-storage heater, coved ceiling, television point, uPVC double glazed window with adjacent sliding patio door leading to the balcony, and opening providing access to the kitchen.

Balcony

Superb views across Weston coastline towards the Grand Pier, Uphill Castle and Brean Down. Tiled flooring and space for a small table and chairs.

Kitchen

7'4 x 10'8 (2.24m x 3.25m)

A matching range of wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring ceramic hob with extractor fan over and oven below Space and plumbing for washing machine, under-counter fridge and freezer, storage cupboard with double sliding doors,

wood effect flooring and uPVC double glazed window with fantastic views across Weston coastline towards The Grand Pier, Uphill Castle and Brean Down.

Bedroom One

12'4 x 10'8 (3.76m x 3.25m)

Coved ceiling, uPVC double glazed window to the east aspect night-storage cupboard and built in wardrobe with sliding mirrored doors.

Bedroom Two

12'5 max (9'8 min) x 8'1 (3.78m max (2.95m min) x 2.46m)

Coved ceiling and uPVC double glazed window to the east aspect.

Bathroom

7'4 x 6'8 (2.24m x 2.03m)

Three piece bathroom suite comprising 'P' shaped bath with electric shower over and glass screen, pedestal wash hand basin with twin taps over, low level WC, tiled walls, two wall mounted cupboards, electric heated towel rail, extractor fan and tiled flooring.

Garage

Single garage in a block with up and over door measuring 16'3" x 7'10" (4.95m x 2.39m), use of parking on a first come first served basis and use of communal gardens.

Tenure

We understand the property is leasehold tenure with 944 years remaining. There is an maintenance charge of £500.00 per quarter and and £15.75 ground rent per annum.

PROPERTY DESCRIPTION

Material Information.

Additional information not previously mentioned

- Mains electric,
- Water via mains supply
- Heating via electric night storage heaters
- Sewerage via mains drains Bristol Wessex water
- Pets are not allowed.
- 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

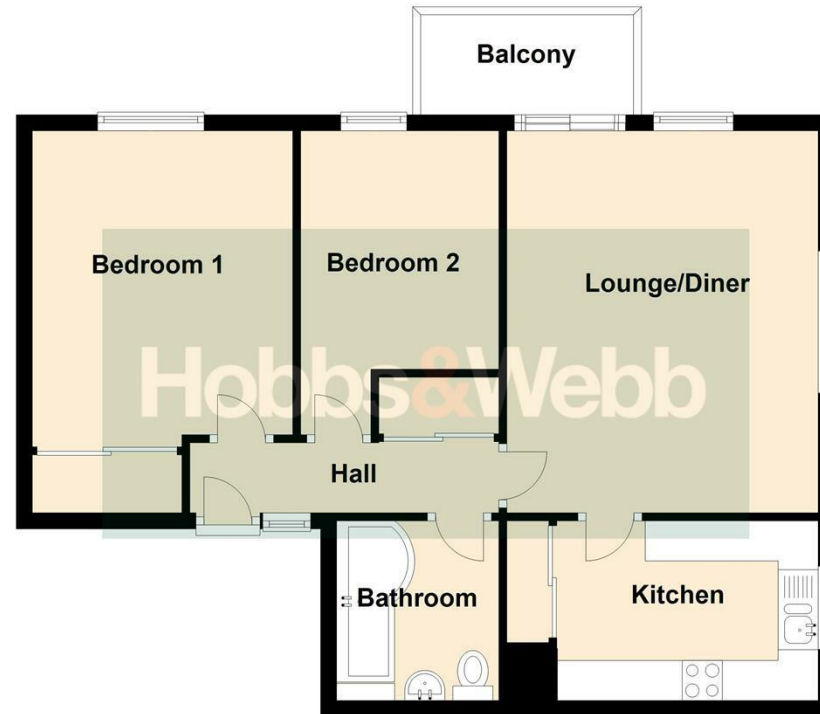






Third Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 60.9 sq. metres (655.8 sq. feet)

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Plan produced using PlanUp.

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.