



**Hobbs & Webb**

**BRISTOL ROAD LOWER**  
Weston-Super-Mare, BS23 2PX

Price £200,000



PERFECTION. A fantastic example of a Victorian converted ground floor flat, situated on the southerly facing slopes of Weston-super-Mare hillside within walking distance of the town centre and High Street with its associated shops as well as the sea front, train station and other local facilities. The property has been modernised including solid oak 4 panelled made to order doors throughout, although retains a great deal of charm and character with ornate plastered ceilings, deep skirtings and a stunning working fire place in the lounge. The accommodation which has Upvc double glazed box sash replicated windows and has gas central heating with a modern replacement boiler enjoys its own entrance leading to an entrance hall, a stunning westerly facing lounge measuring 23'1" x 15'4" (7.04m x 4.67m), a separate dining room, modern fitted kitchen breakfast room and shower room as well as a double bedroom, outside a parking space and useful storage shed.

### 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	65	73
(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**

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# PROPERTY DESCRIPTION

Composite part leaded stain glazed front door and matching top light to.

## Entrance Hall

Coved ceiling, picture rail, wired for 2 wall lights, double radiator, solid oak wood flooring.

## Lounge

23'1" x 15'4" (7.04m x 4.67m)

Ornate coved ceiling and ceiling rose, picture rail, westerly facing bay window with Upvc double glazed sash windows, 3 radiators in the bay, attractive working open fire place with marble surround with tiled hearth and timber fender deep skirtings, TV and telephone points.

## Dining room

11'2" x 10'0" to 7'6" (3.40m x 3.05m to 2.29m)

Coved ceiling, picture rail, wired for 2 wall lights walk in bay with Upvc double glazed window, access to a good sized storage cupboard measuring 6'6" x 3'4" (1.98m x 1.02m).

## Kitchen / breakfast room

11'9" x 8'8" (3.58m x 2.64m)

10 recessed spot lights, extractor, fitted with a modern range of maple effect units comprising 2 double and 5 single wall cupboards with concealed LED under cupboard lighting, 2 wall corner display units, further wall cupboard housing a modern efficient Viessmann gas fired combination boiler providing hot water and central heating. Single bowl and sink tidy single drainer sink with a mixer tap over with a Insinkerator waste disposal unit and double

cupboard under, further double and single base cupboards and triple base drawer unit with a deep pan drawer with roll edge work tops over with mosaic style tiled wall surrounds. There is an integrated fridge, freezer & washer/dryer as well as a range of stainless steel integrated appliances to include a 4ring gas hob with stainless steel splash back and chimney extractor hood over and double electric oven, space and plumbing for a dishwasher, radiator, tiled floor.

## Bedroom

12'9" x 8'2" (3.89m x 2.49m)

Including 2 double wardrobes with mirrored sliding doors, wired for 2 wall lights, Upvc double glazed sash window, radiator with cover.

## Shower room

Spot light, extractor, fitted with a modern white suite of tiled shower cubicle with curved sliding screen and Mira electric shower, wash hand basin with mixer tap, vanity backlit wall mirror, low level WC, fully tiled walls, tiled floor, 2 mirror fronted storage cabinets.

## Outside

Allocated parking space and useful storage shed.

## Tenure

Leasehold 999 years from 23/09/1981 with a yearly maintenance charge of £600.

## Material Information.

Additional information not previously mentioned

# PROPERTY DESCRIPTION

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage Bristol Wessex water
- Broadband Via fibre to the property
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

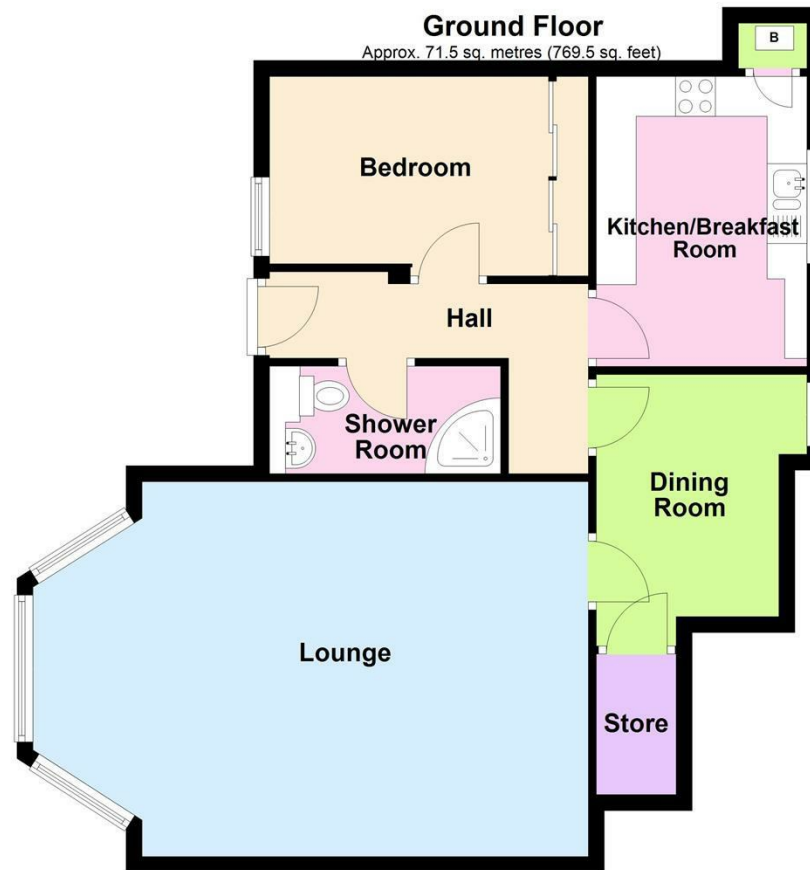
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









Total area: approx. 71.5 sq. metres (769.5 sq. feet)

# 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.