



**Hobbs & Webb**

CLARENCE ROAD SOUTH  
Weston-Super-Mare, BS23 4BW

Price £150,000



Being sold with no onward chain, located on the level within the sought after Clarence Parks area of Weston-super-Mare a self contained ground floor flat with its own entrance that will make an ideal first time or retirement purchase or an ideal bolt hole. As well as its immediate proximity to Clarence Parks the property is a short level walk from the sea front, town centre and train station as well as local shops and other facilities. The property enjoys gas central heating and Upvc double glazing and has a modern kitchen, bathroom and cloakroom as well as a cosy lounge and double bedroom, the property is sold with an area of southerly facing garden.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

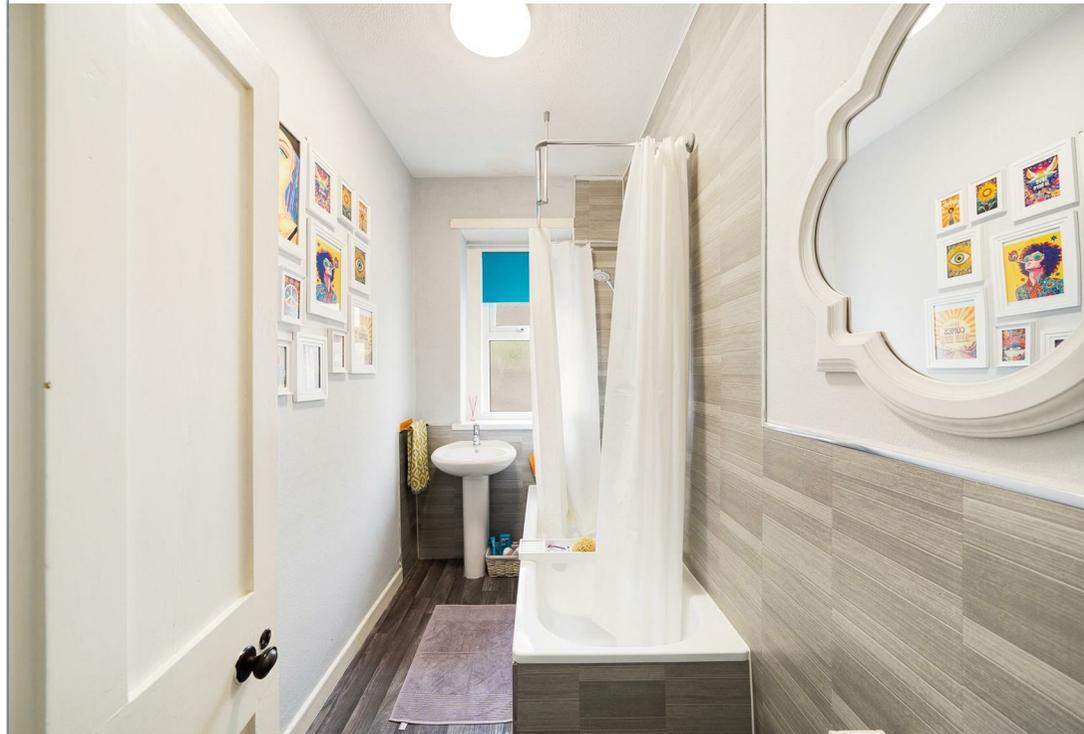
EPC Rating: D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>59</b>	
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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Glazed timber double doors to.

## Entrance Porch

4;1" x 1'2" (1.22m;0.30m x 0.36m)

Light, tiled floor inner timber door to.

## Entrance Hall

Radiator, loft access.

## Lounge

12'9" x 9'2" (3.89m x 2.79m)

Plus 2 shelved recess with overhead storage cupboards, A dual aspect room with Upvc double glazed windows to east and west aspects, chimney breast with recess with fire grate with timber surround and marble inset and hearth, radiator, telephone point.

## Kitchen

12'9" x 5'3" (3.89m x 1.60m)

Upvc double glazed window, timber effect flooring, radiator, high level storage cupboard and further cupboard housing gas fired boiler providing hot water and central heating. The kitchen is fitted with a modern range of grey coloured high gloss units comprising double and single wall cupboards, over extractor eyeline storage unit, single bowl single drainer sink with mixer tap over and cupboard under, further double base cupboard and a set of 4 base drawers with timber effect work tops over. Integrated 4 ring electric hob with extractor hood over, integrated electric oven under, plumbing for a washing machine, space for a fridge freezer.

## Bedroom 1

9'5" x 8'5" (2.87m x 2.57m)

Upvc double glazed window, radiator.

## Bathroom

8'9" x 5'0" (2.67m x 1.52m)

Upvc double glazed window, radiator, fitted with a modern white suite of pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment, tiled surrounds, timber effect flooring.

## Cloakroom

5'4" x 3'0" (1.63m x 0.91m)

2 Upvc double glazed windows, half tiled walls, radiator, low level WC, timber effect flooring.

## Outside

An area of southerly facing garden which is part enclosed by local limestone walling and timber fencing, laid to artificial grass and raised beds and borders.

## Tenure

Leasehold the residue of 999 year lease from 01/01/1992 subject to a peppercorn ground rent. The legal owner is individually responsible for the maintenance of 36B Clarence Road South.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water supply via Bristol Wessex water

## PROPERTY DESCRIPTION

- Heating Via gas central heating
- 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](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:

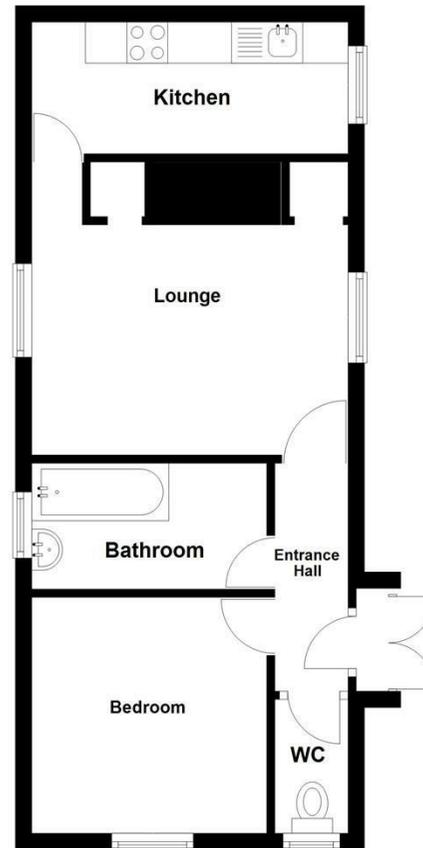
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







## 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.