



Hobbs&Webb

GEORGE STREET
Weston-Super-Mare, BS23 3AS

Price £150,000



A self contained ground floor flat with its own entrance located on the level a short walk from the train station, town centre and sea front of Weston-super-Mare. The property will suit a variety of purchasers including first time buyers, investors or retired persons. The accommodation which is presented in super condition comprises a modern fitted kitchen diner, lounge, with double doors to a courtyard seating area with useful store, double bedroom and modern fitted bathroom. In addition the property is Upvc double glazed and has gas central heating, must be viewed. Leasehold tenure.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Kitchen / Diner

15'2" x 8'2" (4.62m x 2.49m)

Coved ceiling, Upvc double glazed window to the side, wall mounted Worcester gas fired boiler providing hot water and central heating, radiator, timber effect flooring. The kitchen is fitted with a modern range of white high gloss units comprising a double wall cupboard, single bowl single drainer sink with mixer tap over and double cupboard under, further single base cupboards, triple base drawers with a deep pan drawer and work tops over with matching upstands and splash backs. Integrated electric oven and hob, space and plumbing for a washing machine, space for a fridge freezer, Upvc door to Courtyard. From the kitchen opening to.

Inner Hall

Radiator, timber effect flooring door to.

Lounge

12'8" x 12'5" (3.86m x 3.78m)

Chimney breast, coved ceiling, radiator, timber effect flooring, double Upvc double glazed French doors to the courtyard, door to.

Lobby

Timber effect flooring door to understair storage cupboard, door to.

Bedroom

15'2" bay x 12'8" recess (4.62m bay x 3.86m recess)

Upvc double glazed bay window, chimney breast, radiator, timber effect flooring.

Bathroom

8'7" x 6'7" (2.62m x 2.01m)

2 Upvc double glazed windows, radiator, tiled flooring. Fitted with a modern white suite of panelled bath with mixer tap with shower attachment over, low level WC, pedestal wash hand basin with mixer tap over, part tiled walls.

Outside

Small area of front garden part paved and enclosed by local stone walling. Accessed from the kitchen and lounge an enclosed courtyard providing a private area to sit and relax with outside light and tap with access to a useful store.

Tenure

The flat is one of two within the building with maintenance being split with the upstairs flat on a as and when required basis, ground rent of £1.00 per year, lease 999 years from 22/09/1989.

Material Information.

Additional information not previously mentioned

- Council tax band A North Somerset
- Mains electric supply
- Water Mains supply Bristol Wessex water
- 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

PROPERTY DESCRIPTION

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

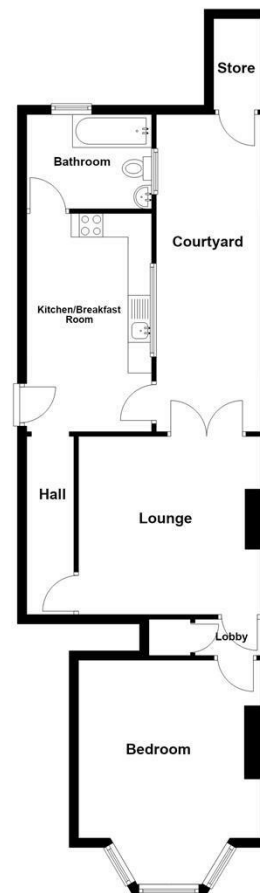
Flood Information:

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.