



**Hobbs&Webb**

**CHARLTON ROAD**  
Weston-Super-Mare, BS23 4HG

Price £239,950





Hobbs & Webb are delighted to introduce this exceptional and truly distinctive Edwardian first-floor flat, enhanced by the rare advantage of an additional reception room on the ground floor—a feature that sets this home apart from the rest.

Approached via a generous driveway providing off-street parking for one vehicle, the property welcomes you through its main entrance and into the spacious ground-floor reception room, ideal as a home office, snug or hobby space. From here, a rear hallway with a useful storage cupboard leads to a graceful staircase rising to a particularly impressive and characterful landing, emphasising the property's period charm.

The heart of the home is the elegant living room, bathed in natural light courtesy of its beautiful Edwardian bay window, creating a warm and inviting atmosphere. The accommodation includes three well-proportioned double bedrooms, one of which benefits from its own en-suite shower room, alongside a stylish family bathroom. A bright and practical kitchen/breakfast room completes this delightful arrangement, offering ample space for informal dining.

To the rear of the property, you will find a private enclosed space ideal for bin store, shed or washing line.

This unique home seamlessly blends period elegance with versatile living spaces, making it a rare opportunity in this desirable location.

## Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

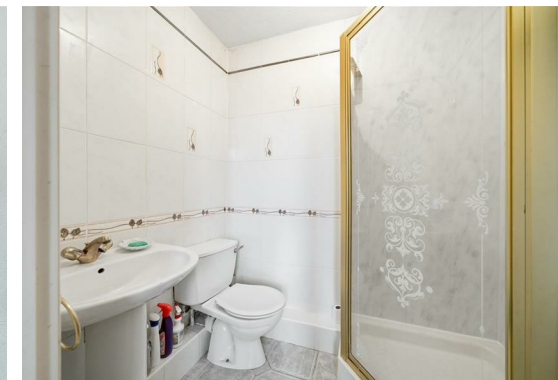
EPC Rating: D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      | 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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Lounge

11'7 x 14'9 (3.53m x 4.50m)

Entered via uPVC obscured double glazed door with slide panel, cornice ceiling coving, television point, wood effect laminate flooring, radiator and opening to:-

## Inner Hall

Useful understairs cupboard, stairs rising to the first floor landing.

## Landing

Coved ceiling, two Velux windows, radiator and doors to the kitchen/breakfast room, living room, bedrooms and bathroom.

## Living Room

13'10 x 14'9 (18'2 into the bay) (4.22m x 4.50m (5.54m into the bay))

## Bedroom One

14'9 x 10'8 (4.50m x 3.25m)

Two uPVC double glazed windows to the front aspect, built in wardrobes and over-bed storage, bedside drawers and dressing table, radiator.

## Bedroom Two

13'8 x 12'4 narrowing to 7'5 (4.17m x 3.76m narrowing to 2.26m)

Two uPVC double glazed windows to the rear aspect, radiator and door to:-

## En-suite Shower Room

Fully tiled corner shower cubicle with mains shower, low level WC, pedestal wash hand basin, tiled walls, radiator and tiled flooring.

## Bathroom

9'6 x 7'6 (2.90m x 2.29m)

Corner shaped bath, low level WC, wash hand basin with mixer tap over and cupboard below, partially tiled walls, radiator, two uPVC obscured double glazed windows to the side aspect and tiled flooring.

## Kitchen/Breakfast Room

15'5 x 12'2 (4.70m x 3.71m)

A matching range of wall and base solid wood cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob, eye level double oven, integrated dishwasher, integrated fridge, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, uPVC double glazed window to the rear aspect, wood effect laminate flooring and door to:-

## Bedroom Three

12'8 x 8'3 (3.86m x 2.51m)

uPVC double glazed window to the side aspect, radiator, built in wardrobes with sliding mirrored doors and cupboard housing gas combi boiler.

## Outside

### Off Street Parking

To the front of the property there is a driveway providing off street parking for one vehicle.

### Courtyard

Enclosed area with concrete floor, suitable for a bin store, small shed or washing line.

# PROPERTY DESCRIPTION

## Tenure

We understand the property is leasehold tenure with 988 years remaining.

There are no service charges or ground rent. If any work is required to the building then it is a shared cost with the ground floor flat.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Not water metered
- Gas central heating
- Mains drainage
- Full fibre broadband

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)





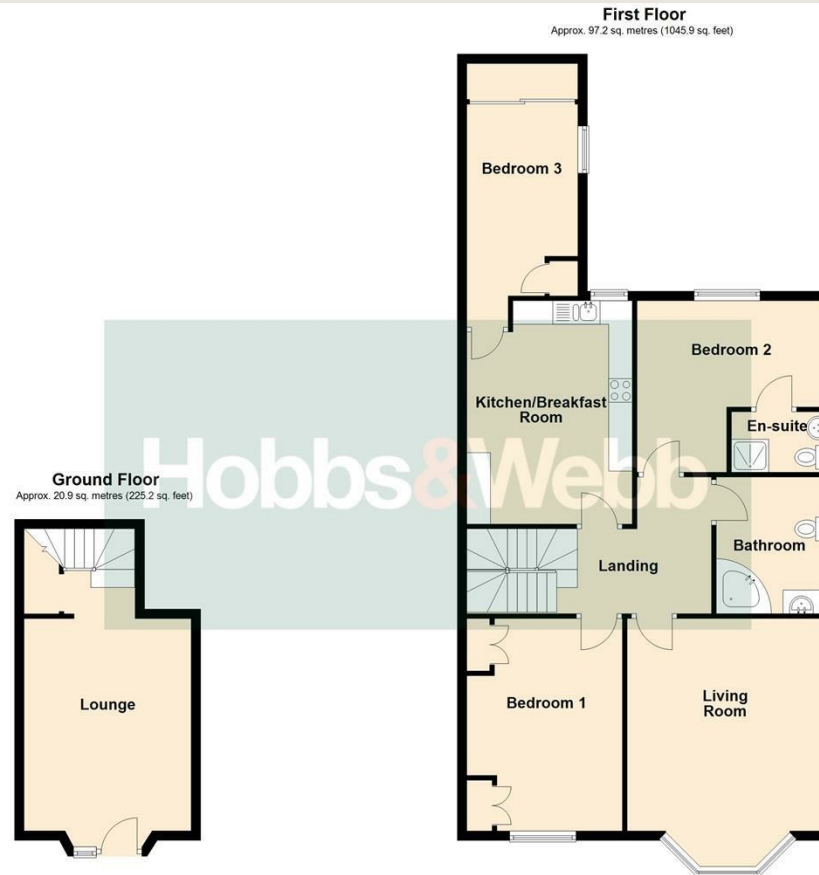












Total area: approx. 118.1 sq. metres (1271.1 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.