



Hobbs & Webb

BRISTOL ROAD LOWER
Weston-super-Mare, BS23 2PX

Price £265,000



Located in a privileged hillside position, this beautifully presented three bedroom first floor flat forms part of an impressive Victorian property and offers a perfect blend of period charm and modern living. Situated in the older part of the building, the flat retains a wealth of character features including high ceilings and a stunning arched window, while being stylishly decorated throughout to suit contemporary tastes.

The spacious accommodation briefly comprises: a welcoming communal entrance hall, large split-level private entrance hall, cloakroom, a modern kitchen/breakfast room ideal for entertaining, and a bright lounge featuring a striking arched window to the front. There are three generously sized double bedrooms and a sleek, well-appointed bathroom.

Externally, the property benefits from access to a shared garden space—perfect for enjoying the outdoors—and a garage offering additional storage or secure parking.

Conveniently positioned close to the town centre with its wide range of amenities, regular bus routes, and just a short walk to the picturesque pathways of Weston Woods, this leasehold property offers a rare opportunity to enjoy both charm and convenience in one of Weston-super-Mare's most desirable locations.

Early viewing is highly recommended to fully appreciate the space, style and setting on offer.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	76
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

Communal Entrance Hall

uPVC double glazed entrance door with stained glass inset at ground floor.

Internal stairs to:-

1st Floor

Entrance door to:-

Split Level Reception Hall

lower section 7' extending to 10'9 x 7'2 approx (lower section 2.13m

extending to 3.28m x 2.18m app)

uPVC frosted double glazed window to side, light tunnel, useful cloaks/storage cupboard with space and plumbing for washing machine, radiator, herringbone wood effect laminate flooring, stairs to the upper reception hall and door to:-

Cloakroom

uPVC frosted double glazed window to the side, low level WC, wall mounted wash hand basin with twin taps over, partially wood paneled walls, coved ceiling and mosaic style floor tiles.

Upper Reception Hall

9'1 narrowing to 7'3 x 10'1 extending to 13'7 (2.77m narrowing to 2.21m x 3.07m extending to 4.14)

Cornice coving, radiator, carpeted and doors to:-

Kitchen/Breakfast Room

14'4 x 10'6 (4.37m x 3.20m)

A modern fitted kitchen with contrasting cream and navy wall and base units with oak work surfaces and tiled splashbacks. Inset 'Belfast' sink with mixer

tap over, space for freestanding electric cooker with extractor hood over, integrated fridge/freezer and integrated dishwasher. Built in display cabinet with conceals the 'Worcester gas combi boiler (fitted in 2019), coved ceiling, radiator, herringbone wood effect laminate flooring and uPVC double glazed window to the side with window seat below.

Lounge

15'9 x 14'4 (4.80m x 4.37m)

uPVC double glazed window to front, cornice coving with attractive ceiling rose, vertical radiator, telephone point and exposed beam flooring.

Bedroom One

14'3 x 14'9 (4.34m x 4.50m)

uPVC double glazed feature arched window to the front, cornice coving with attractive ceiling rose, vertical radiator, television point and telephone point.

Bedroom Two

10'8 extending to 11'3 into recess x 14'5 (3.25m extending to 3.43m into recess x 4.39m)

uPVC double glazed window to rear, cornice ceiling with attractive ceiling rose, two arched recesses, fitted wardrobes, radiator, telephone point and karndean flooring.

Bedroom Three

16'1 x 9'2 narrowing to 7'4 (4.90m x 2.79m narrowing to 2.24m)

uPVC double glazed windows to side and front, coved ceiling, radiator and built in wardrobe and cupboards.

PROPERTY DESCRIPTION

Bathroom

9'2 x 5'3 (2.79m x 1.60m)

A modern fitted bathroom comprising corner bath with mixer tap, shower and tiled surround. Low level WC, pedestal wash hand basin with twin taps over, partial wood paneling to the walls, heated towel rail, patterned ceiling light, extractor fan, downlights, loft access with skylight and mosaic tiled flooring.

Outside

A shared garden space laid to patio with raised flower beds and pergola.

Shared driveway leading to:-

Garage

16'0 x 8'3 (4.88m x 2.51m)

With up and over door.

Tenure

We understand the flat is leasehold tenure with a 999 year lease and 965 years remaining. There is no monthly maintenance fee.

The flat holds responsibility for 1/2 share of maintenance on the main pitched roof, 1/3 share of communal hallway and 1/4 share of the driveway.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainages

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

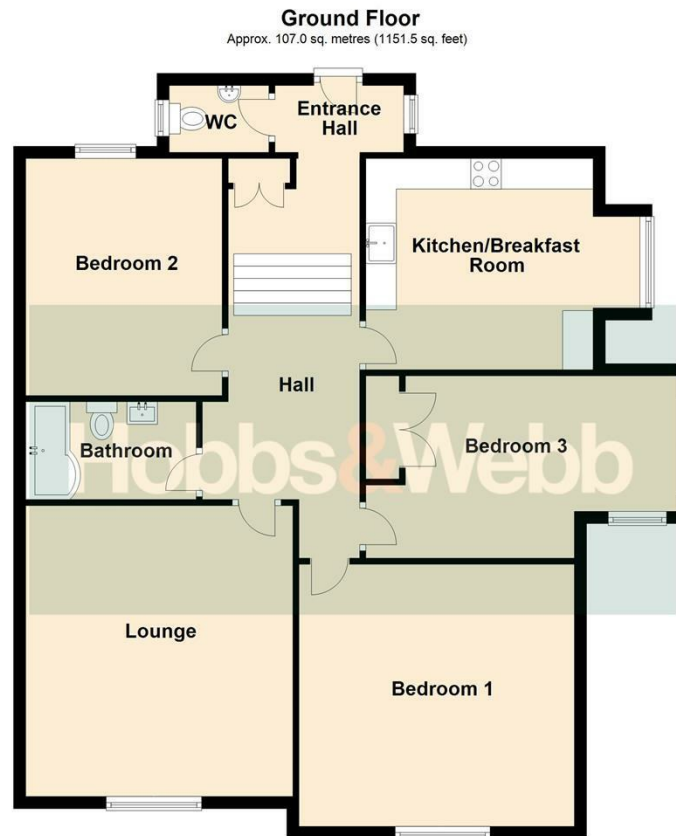
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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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.