



**Hobbs & Webb**

**WISLEY WALK**  
Weston-Super-Mare, BS24 7DS

Price £170,000



A purpose built 2 double bedroom apartment that will make the ideal first time purchase or buy to let investment. The property which is Upvc double glazed and has gas central heating has the added benefit of a garage and parking space. The accommodation which is located on the first floor has an entrance hall with useful storage cupboard, a lovely bright triple aspect lounge / diner measuring 17'8" x 10'7" (5.38m x 3.23m) a modern kitchen and bathroom and 2 double bedrooms, must be viewed.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

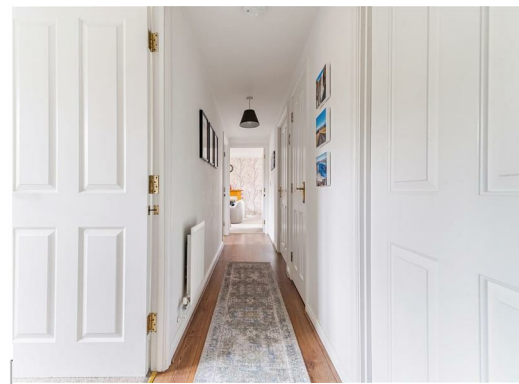
EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

## Communal entrance

Door with entry phone system to entrance hall staircase rising to first floor landing, door to number 8.

## Entrance Hall

Entry telephone, storage cupboard, airing cupboard part shelved and housing factory insulated tank with immersion, timber effect flooring.

## Lounge / diner

17'8" x 10'7" to 9'6" to dining area (5.38m x 3.23m to 2.90m to dining area)  
A lovely bright triple aspect room with Upvc double glazed windows to the south east and west aspects, feature fire place with coal effect electric fire with timber surround, 2 radiators, TV point.

## Kitchen

12'6" x 6'2" (3.81m x 1.88m)

Upvc double glazed window, fitted with maple effect units comprising 2 single wall cupboards and further wall cupboard housing gas fired boiler providing hot water and central heating, wine rack and over extractor cupboard. Single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers with roll edge work tops over tiled wall surrounds, plumbing for a washing machine, integrated electric hob and oven, space for a fridge freezer, radiator, timber effect flooring.

## Bedroom 1

11'8" x 8'0" (3.56m x 2.44m)

Upvc double glazed window, radiator.

## Bedroom 2

10'5" x 8'0" (3.18m x 2.44m)

Upvc double glazed window, radiator.

## Bathroom

6'8" x 6'2" max (2.03m x 1.88m max)

Upvc double glazed window, extractor, fitted with a white suite of a panelled bath with mains mixer shower over fully tiled to bath area, low level WC, vanity wash hand basin with double cupboard under and tiled splash back, shaver socket, radiator, tiled effect flooring.

## Outside

18'7" x 8'0" (5.66m x 2.44m)

Parking space leading to garage with up and over door measuring 18'7" x 8'0" max (5.66m x 2.44m max).

## Tenure

Lease of 155 years form 01/01/2004, ground rent £120 per year, maintenance £1263.84 per year.

## Material Information.

Additional information not previously mentioned

- Council tax band B North Somerset
- Mains electric supply
- Water mains supply by Bristol Wessex water
- Heating via Gas central heating
- Sewerage Mains drainage Bristol Wessex water

## PROPERTY DESCRIPTION

- 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:

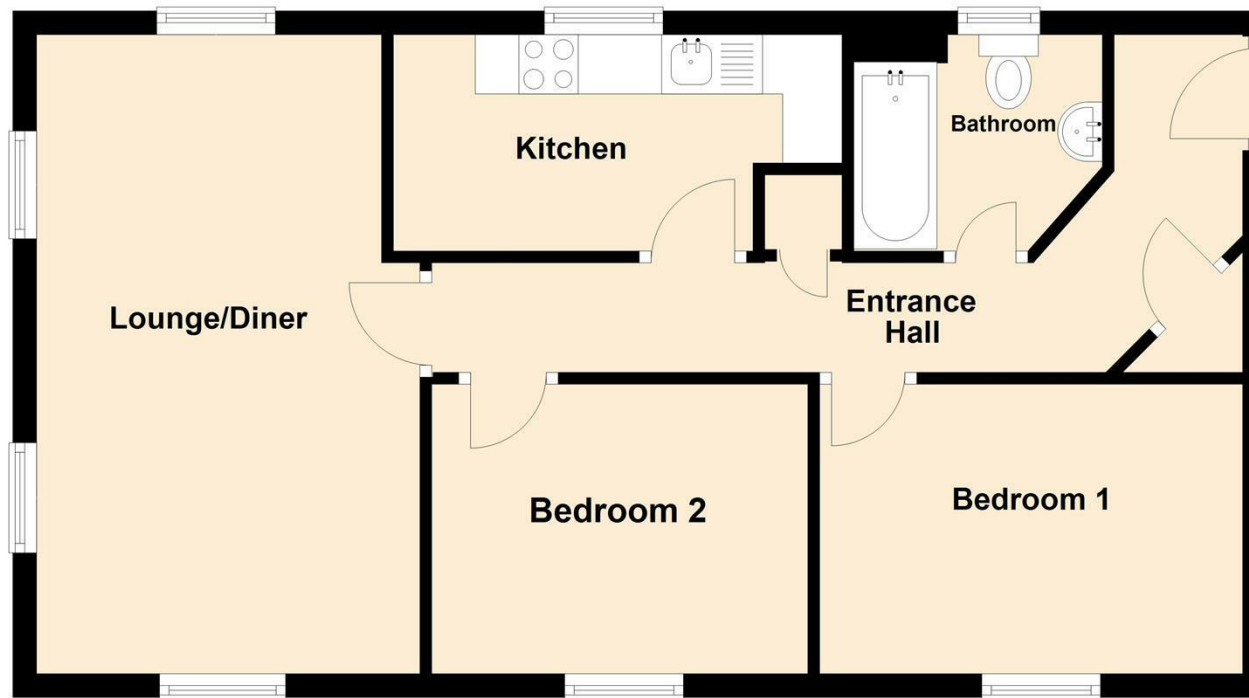
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







## First 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.