



Hobbs&Webb

ARUNDELL ROAD
Weston-Super-Mare, BS23 2QG

Price £215,000



Set on the southerly facing slopes of Weston-super-Mare hillside within the conservation area, approached via its own entrance a self contained ground floor flat being 1 of 3 within an older stone built Victorian semi detached building. The good size property which has a small area of garden providing an area to relax and dine is Upvc double glazed and has gas central heating and is within walking distance of the High street, sea front and Weston train station. The flexible accommodation comprises an entrance hall, a lounge / diner measuring 25'7" x 13'1 (7.80m x 3.99m) with working open fire, kitchen, 3 bedrooms and a bathroom with bath and separate shower. Leasehold tenure.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

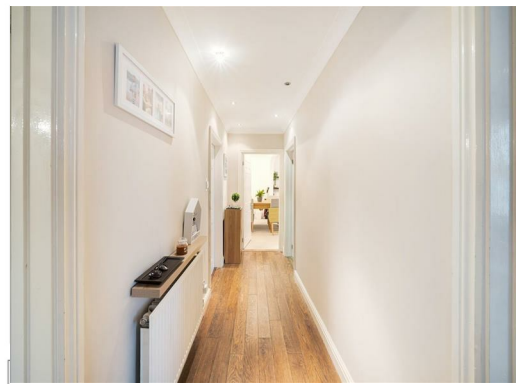
EPC Rating: D

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 76 |
| (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

Approached via its own entrance via a Upvc double glazed door to.

Entrance Hall

Outer hall with tiled floor, steps down to main hallway with 8 spot lights, coved ceiling, radiator, timber effect flooring.

Lounge / diner

25'7" bay x 13'1" (7.80m bay x 3.99m)

Central light and 13 recessed spot lights, Upvc double glazed bay, chimney breast with brick arch and brick backed recess with grate for open fire with paved hearth, shelved recess, double and single radiator. TV and telephone points.

Kitchen

13'4" x 7'9" max (4.06m x 2.36m max)

2 Upvc double glazed windows, fitted with modern range of white coloured units comprising 4 wall cupboards, single bowl and sink tidy single drainer sink with double cupboard under, 4 further single base cupboards and triple drawers with deep pan drawer with roll edge works tops over with tiled splash backs. Space and plumbing for washing machine and slimline dishwasher, space for cooker with gas cooker point with stainless steel chimney extractor over with glass splashback, space for fridge freezer.

Bedroom 1

13'1" x 9'9" (3.99m x 2.97m)

Upvc double glazed window to the front, radiator, 12 recessed spot lights.

Bedroom 2

11'4" x 8'9" (3.45m x 2.67m)

Upvc double glazed window to the rear, radiator.

Bedroom 3 / office

10'3" x 7'1" (3.12m x 2.16m)

Beamed ceiling, Upvc double glazed window, radiator.

Bathroom

8'6" x 7'1" (2.59m x 2.16m)

18 Recessed spot lights, extractor, chrome heated towel rail, fitted with a white suite of tiled panelled bath, low level WC, tiled one a half sized shower cubicle with glazed screen and electric shower, pedestal wash hand basin, tiled walls, timber effect flooring.

Outside

To the front of the property 2 tiers of shipping stones and shrubs, to the side of the front door 2 tiers of timber decking providing a place to relax and dine.

Tenure

Residue of 999 year lease from 29/09/1978, a ground rent of £15 er year, maintenance split on a third basis with other 2 flats as and when required, block buildings insurance split 3 ways.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol and Wessex water

PROPERTY DESCRIPTION

- Heating via gas central heating
- Sewerage Mains drainage via Bristol and 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

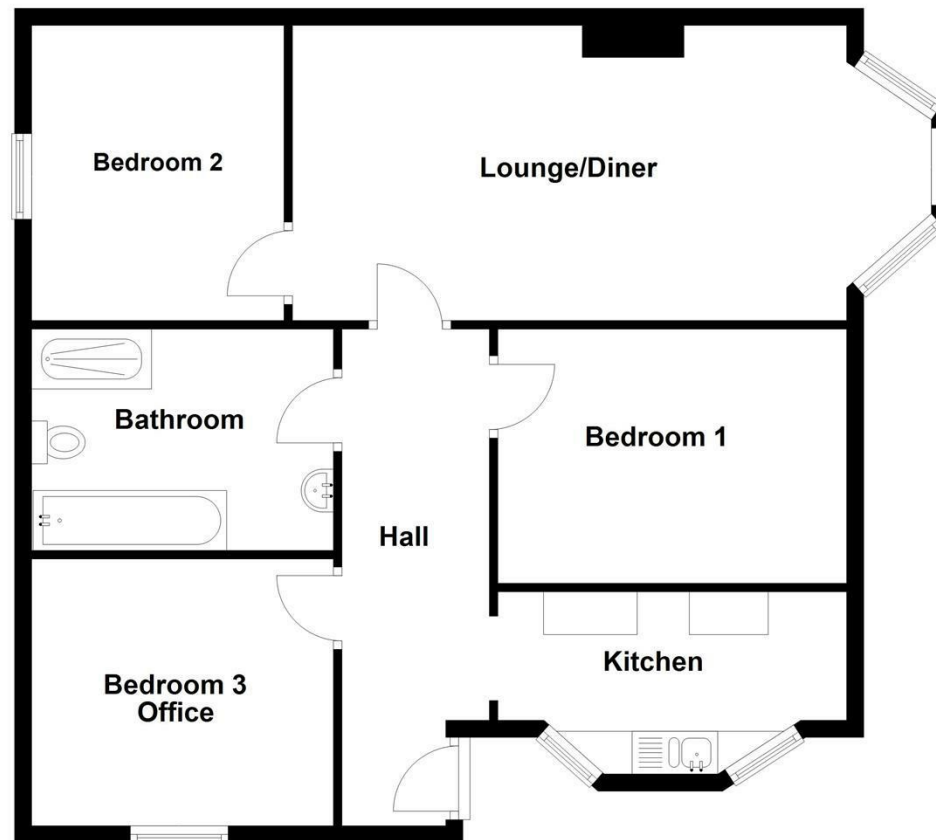
flood-map-for-planning.service.gov.uk/location







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.