



**Hobbs&Webb**

**WALLISCOTE ROAD SOUTH**  
Weston-Super-Mare, BS23 4HL

Price £135,000





FFF 9 Walliscote Road South, Weston-super-Mare, North Somerset, BS23 4HL

We are acting in the sale of the above property and have received an offer of £132,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

In need of modernisation but being sold with no onward chain a good size first floor flat with a useful loft room. The property is located on the edges of the Clarence Parks just in behind the seafront within the conservation area in a convenient position for nearby local facilities and will make a great buy to let investment or first time purchase. The property does have double glazing and gas central heating but as previously mentioned will require refurbishment with the accommodation comprising a shared entrance leading to the property which has a slit level landing, good size lounge and separate kitchen dining room, 2 bedrooms, a good size bathroom and a useful loft room that would make a super home office or hobbies area. Leasehold.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

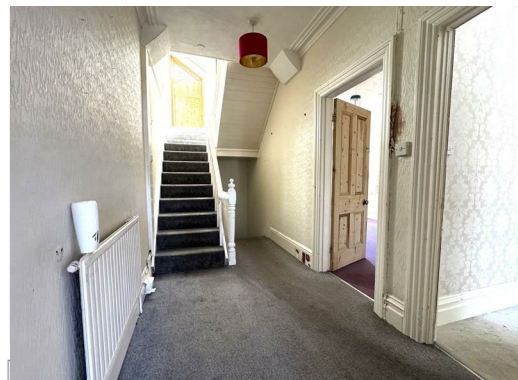
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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

Upvc front door to.

## **Communal entrance Porch**

Coved ceiling, tiled floor, inner timber door to.

## **Entrance Hall**

Coved ceiling door to first floor flat.

Staircase leading to.

## **First floor split level landing**

Top landing with coved ceiling, radiator, telephone point.

## **Lounge**

18'5" bay x 11'2" recess to 9'9" (5.61m bay x 3.40m recess to 2.97m)

Chimney breast with marble style surround with tiled inset and cast iron fire place, coved ceiling, picture rail, Upvc double glazed westerly facing bay window with 3 radiators.

## **Bedroom 1**

13'7" to 15'4" bay x 10'9" recess (4.14m to 4.67m bay x 3.28m recess)

Coved ceiling, Upvc double glazed bay with 3 radiators.

## **Bedroom 2**

10'5" x 6'7" (3.18m x 2.01m)

Upvc double glazed window to the front, radiator.

## **Lower Landing**

Radiator

## **Kitchen/ diner**

13'8" x 10'10" (4.17m x 3.30m)

Upvc double glazed window to the rear, wall mounted gas fired boiler providing hot water and central heating, fitted with 3 double wall cupboards, one and a half bowl single drainer sink with mixer tap over and double cupboard under, further double base cupboards with roll edge work tops over, space for cooker, tumble drier and fridge / freezer, plumbing for a washing machine.

## **Bathroom**

10'2" x 6'7" to 5'9" (3.10m x 2.01m to 1.75m)

2 Upvc double glazed windows, 3 down lighters, chrome heated towel rail, fitted with a white suite of P shaped bath with mixer tap and mains mixer shower over, pedestal wash hand basin with mixer tap over, low level WC, part tiled walls.

From the top landing a half turn staircase with Velux skylight leading to a small lobby area and further stairs to.

## **Loft Room**

13'7" x 12'3" (4.14m x 3.73m)

Part sloping ceilings, Upvc double glazed window, Velux sky light, radiator, access to eaves storage. This room will make an ideal home office or hobbies room.

## **Tenure**

Residue of 999 year lease from 1988, £10 per year ground rent, maintenance assumed to be split 50 /50 with the ground floor flat.

## **Material Information.**

## PROPERTY DESCRIPTION

Additional information not previously mentioned

- 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.
- Note the property is within the conservation area.

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)

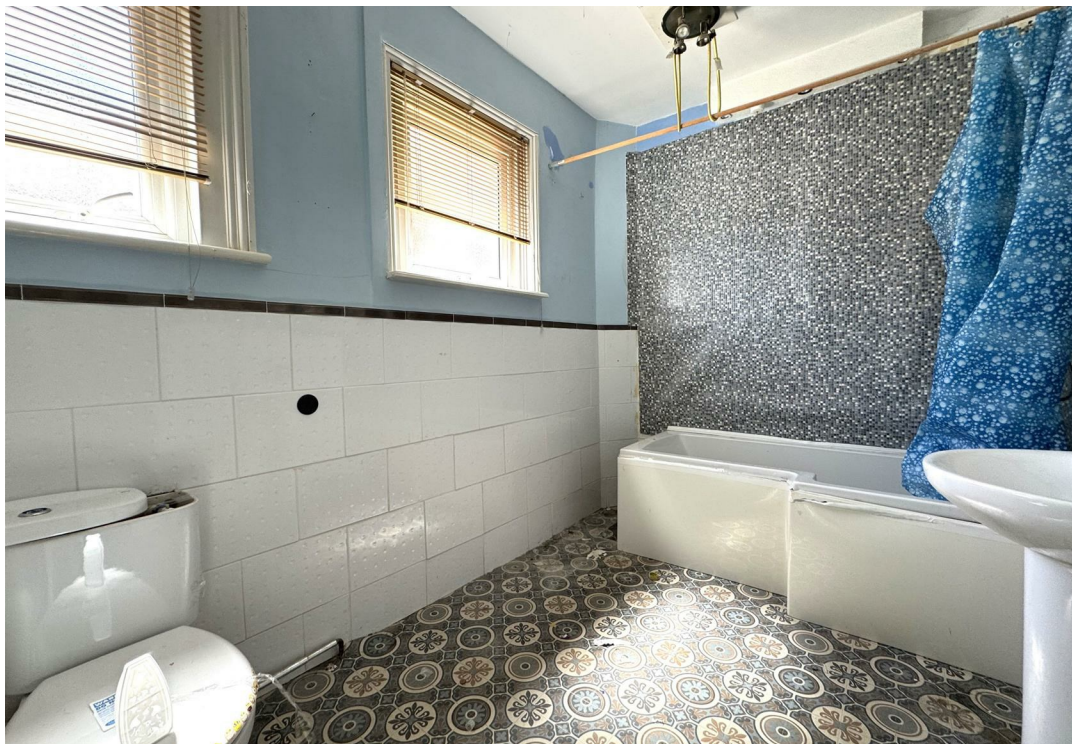
Flood Information:

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

















Total area: approx. 90.5 sq. metres (973.7 sq. feet)

For illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# 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.