



Hobbs & Webb

HIGHBURY ROAD
Weston-Super-Mare, BS23 2DN

Price £190,000



Set within the conservation area on the upper southerly facing slope of Weston-super-Mare hillside a self contained garden flat with its own entrance and westerly facing garden, the property has ornate ceilings throughout and many Victorian features but benefits from Upvc double glazed and has gas central heating. The flat is approached via an entrance porch leading to a dining hall and in turn a westerly facing lounge measuring 18'2 x 13'0 (5.54m x 3.96m) which overlooks the garden, 2 double bedrooms, kitchen and shower room, outside a lovely westerly facing garden thus attracting a good deal of sunshine measuring approx. 34'0" x 32'0" (10.36m x 9.75m) and providing the perfect area to relax, leasehold tenure.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

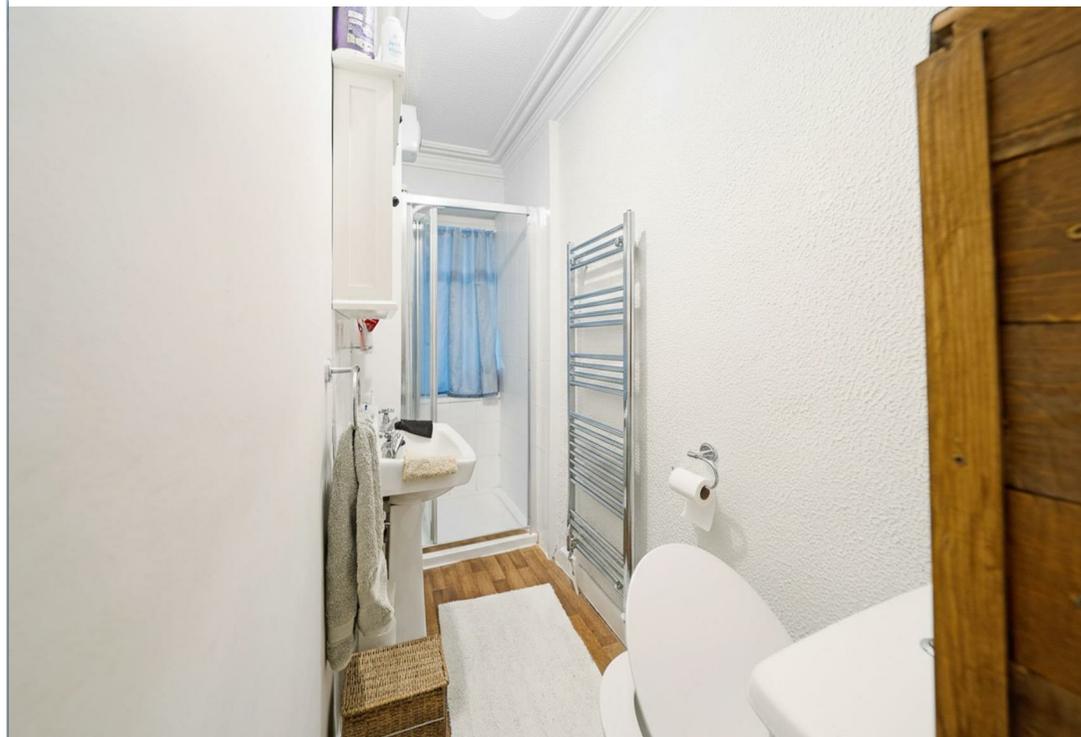
EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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

Steps down from Highbury Road leading to the garden flat.

Part leaded light double glazed composite front door to.

Entrance Vestibule

4'1" x 3'2" (1.24m x 0.97m)

Coved ceiling, tiled walls to dado rail, tiled floor, inner half leaded and stain glazed timber door to.

Entrance Hall

Ornate coved and corniced ceiling with ceiling rose, picture rail, Victorian style radiator, timber effect flooring, built in storage cupboard.

Dining Hall

14'6" x 7'4" (4.42m x 2.24m)

Ornate plastered ceiling, picture rail, Victorian style radiator, timber effect flooring, archway to.

Lounge

18'2" int bay x 13'0" (5.54m int bay x 3.96m)

Ornate plastered ceiling, picture rail, 2 vertical designer radiators, UPvc double glazed sash westerly facing bay window over looking the garden and further stain glazed window to the side, TV and telephone points, timber effect flooring.

Kitchen

12'4" x 5'3" (3.76m x 1.60m)

Upvc double glazed window, fitted with white high gloss units comprising 2

double wall cupboards, single bowl single drainer sink with double cupboard under, further base cupboards and triple base drawers with timber effect work tops over with tiled surrounds, space for cooker with electric cooker point, space for fridge freezer, space and plumbing for a washing machine, radiator, timber effect flooring.

Bedroom 1

13'5" x 10'5" (4.09m x 3.18m)

Ornate plastered ceiling, attractive leaded light stain glazed window to the hallway, Upvc double glazed sash window to the front garden, picture rail, radiator.

Bedroom 2

12'10" x 9'0" (3.91m x 2.74m)

Including wardrobes with louvred doors, one housing gas fired boiler providing hot water and central heating, Upvc double glazed window to the side.

Shower room

12'8" x 3'4" (3.86m x 1.02m)

Coved ceiling, Upvc double glazed window, extractor, fitted with a white suite of a pedestal wash hand basin, low level WC, tiled shower cubicle with folding screen with electric shower. timber effect flooring.

Outside

The property has a lovely westerly facing garden thus attracting a good deal of sunshine and providing the perfect area to relax, enclosed by local stone walling, laid to lawn, flower and shrub bed and borders, a vegetable plot,

PROPERTY DESCRIPTION

further borders laid to chipping stones, timber garden shed and stone built storage cupboard.

Tenure

Leasehold tenure with the residue of a 999 year lease from 24/06/1975, maintenance is £140 per month via Dunedin management company Ltd administered via Saxons block management.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage drainage via Bristol 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:

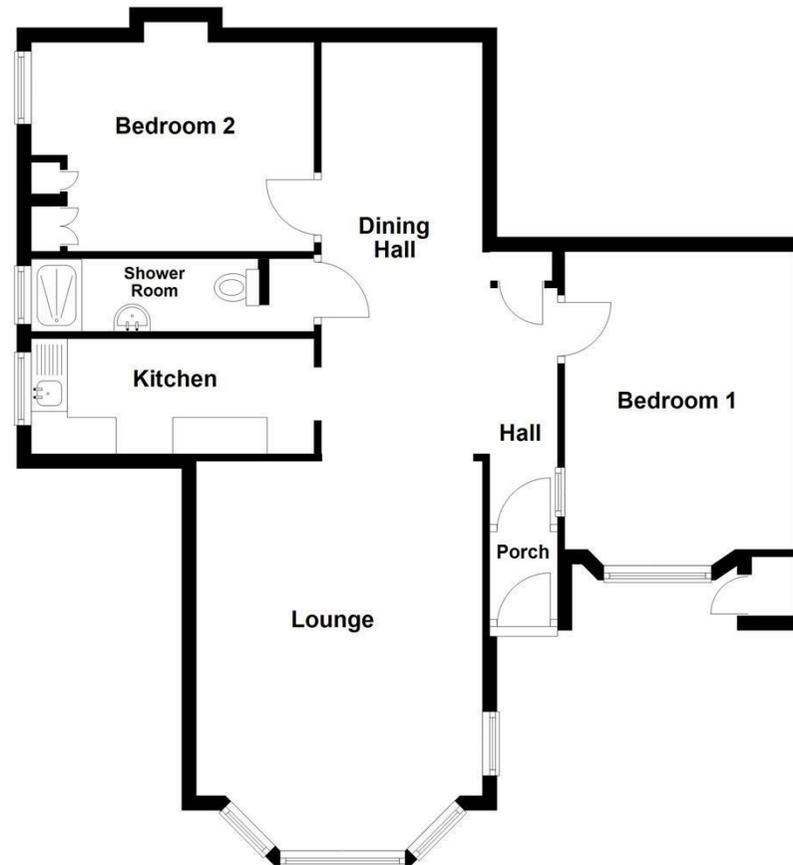
flood-map-for-planning.service.gov.uk/location







Garden Flat



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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.