



Hobbs & Webb

15 UPHILL ROAD NORTH
Weston-Super-Mare, BS23 4NB

Price £250,000



A modernised purpose built 2nd floor apartment approached via either stairs or lift service located on the level within this sort after position opposite Weston-super-Mare golf club and within an easy level walk of the sea front, Clarence Parks and local facilities. The property which has modern Upvc double glazing and gas central heated and is presented in super decorative order has an open westerly facing outlook from the semi open plan living space with a refitted kitchen and access to a balcony which attracts the afternoon and evening sunshine. The property also has 2 good size double bedrooms and a refitted shower room as well as access to a garage and parking on a first come first served basis. Must be viewed.

Local Authority

North Somerset Council Tax Band: B

Tenure: Leasehold

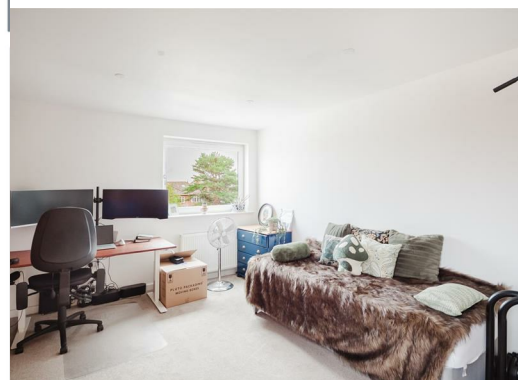
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(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

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PROPERTY DESCRIPTION

Communal entrance

Communal door with entry phone system to entrance hall and inner hallway, stairs or lift to the 2nd floor landing, door to apartment 7.

Entrance hall

6'5" x 3'2" plus recess (1.96m x 0.97m plus recess)

2 recessed spot light, entry telephone system, timber tile flooring, inner door to.

Open Plan lounge & kitchen

Lounge 14'5" x 11'3" (4.39m x 3.43m) 8 spot lights, radiator, TV point, Upvc double glazed westerly facing sliding patio doors with open outlook to Weston-super-Mare golf course and also allowing access to a balcony 8'1" x 3'5" (2.46m x 1.04m) enclosed by glass screening and attracting a good deal of afternoon and evening sunshine.

Kitchen 12'8" x 7'6" (3.86m x 2.29m) 4 spots lights, refitted with soft close units comprising a corner and 4 single wall cupboards, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and set of 4 base drawers, integrated slimline dishwasher, integrated fridge / freezer and washing machine, timber effect work tops and matching upstands and forming a breakfast bar area. Integrated 4 ring electric hob and with extractor hood over, built in electric oven, timber effect flooring.

Inner Hall

3 Spot light, radiator, timber tile flooring.

Bedroom1

17'5" x 10'9" (5.31m x 3.28m)

Including double built in wardrobe, a dual aspect room with Upvc double glazed windows to the side and rear, 6 spot lights on dimmer switch, radiator.

Bedroom 2

14'2" x 11'3" (4.32m x 3.43m)

Including a built double wardrobe and further cupboard housing gas fired boiler providing hot water and central heating, Upvc double glazed window to the rear, radiator.

Refitted Shower room

7'6" x 6'6" (2.29m x 1.98m)

4 Spot lights, extractor, refitted with a white suite of a vanity wash hand basin with waterfall mixer tap over and 2 deep storage drawers under, low level WC, tiled surrounds, tiled walk in double size shower cubicle with drencher head and separate hand held shower attachment, vanity storage recess, chrome heated towel rail, timber effect flooring.

Outside

A single garage to the rear of the block accessed form Charlton Road with up and over door, access to residents parking on a first come first served basis.

Tenure

Leasehold residue of 999 year lease from 25/03/1981, maintenance £200 per month, ground rent of £25 per year.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet
- Council tax band B

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







Second 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.