

Hobbs&Webb

GREENFIELD PLACE

Weston-super-Mare, BS23 2BB

Price £145,000

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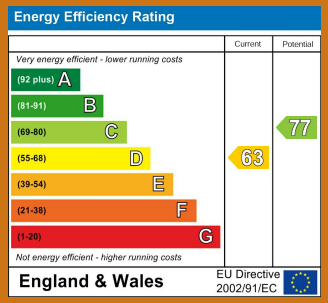
Located a stones throw from Weston-super-Mare Sea front within the conservation area, a easy level walk to the town centre, High Street and railway station, an older converted apartment which will make a great first time purchase or buy to let investment. Set on the hall floor of this older style substantial semi detached grade 2 listed building, the accommodation which is part double glazed and has gas central heating with a replacement boiler in 2026 comprises a shared entrance to hall leading to the flat itself which has an entrance hall, good size lounge diner with a kitchen area, 2 double bedrooms and a refitted bathroom again in 2026. Leasehold tenure, New block management setup being created.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Communal Entrance

With entry telephone system, timber front door with glazed top light to.

Entrance Hall

Coved ceiling, entry telephone, radiator.

Lounge with Kitchen area

20'3" shallow bay x 15'0" (6.17m shallow bay x 4.57m)

Lounge with coved ceiling , timber sash window with window shutters with glimpses of the bay, radiator, TV point.

Kitchen area with wall mounted gas fired boiler installed in 2026 providing hot water and gas central heating, 3 wall cupboards, single bowl single drainer sink with mixer tap over with cupboard under, further base storage cupboard with roll edge work tops over forming part breakfast bar area with black brick slip tiled splash backs. Space for fridge, space and plumbing for a washing machine, integrated 4 ring electric hob with stainless steel chimney extractor hood over and stainless steel electric oven under.

Bedroom 1

11'1" plus shallow bay x 10'10" recess (3.38m plus shallow bay x 3.30m recess)

Upvc double glazed window to rear, radiator.

Bedroom 2

11'5" shallow bay x 10'1" max recess (3.48m shallow bay x 3.07m max recess)

Coved ceiling, Upvc double gazed window to rear, radiator.

Bathroom

6'10" x 5'10" (2.08m x 1.78m)

The bathroom has been refitted in 2026 with a replacement white suite of panelled bath with Victorian style mixer tap with shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, Upvc double glazed window, radiator.

Tenure

Leasehold 125 year lease from the first of July 2007. We understand that the a new block management setup is being created with Stephen & Co block management to manage the block, the monthly maintenance is yet to be confirmed.

Material Information.

Additional information not previously mentioned

- Council tax North Somerset Band A
- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the property
- The property is Grade 2 listed and in a 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:

PROPERTY DESCRIPTION

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




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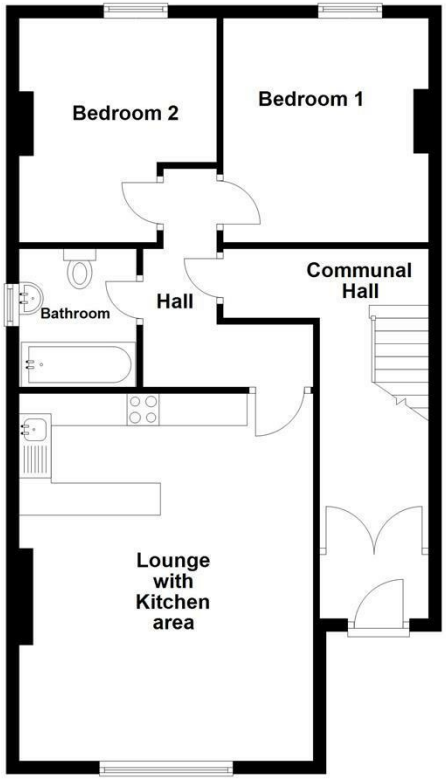





I ♥ HENLEAZE


KINGS CROSS
Curtain Pole for door
Bed frame
Bike Stand
- Chair hanger
- herb rack
- Storage Shelves
- Curtain for Worktop

Hall Floor



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 a representation either by the Seller or his Agent.Copyright - Hobbs & Webb
Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.