

Hobbs&Webb

LOCKING ROAD

Weston-Super-Mare, BS23 3HG

Price £127,500

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Hobbs & Webb are delighted to bring to the market, with no onward chain, this well-positioned one bedroom first floor flat, conveniently situated on Locking Road, Weston-super-Mare.

Ideally located within easy reach of a range of local amenities, including shops, a gym and medical centre, the property is also just a short walk from Weston-super-Mare town centre and excellent transport links including the X1 bus, making it an excellent choice for first-time buyers, those looking to downsize or investors seeking a buy-to-let opportunity.

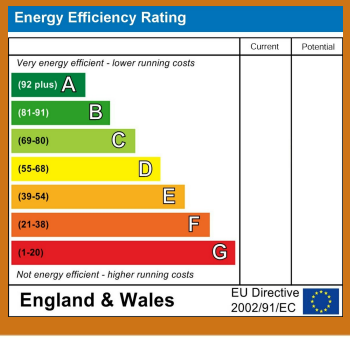
The accommodation briefly comprises a communal entrance hall with stairs rising to the first floor landing, a kitchen, lounge, double bedroom and bathroom. It also benefits from an allocated off-street parking space for one vehicle.

Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:



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

UPVC entrance door into communal hall, door to the first floor flat.

Entrance/Landing

Door into the flat, stairs rising to the landing, loft access, radiator, smoke alarm and doors to the lounge, kitchen, bedroom and bathroom.

Kitchen

9'8 x 6'8 (2.95m x 2.03m)

UPVC double glazed window to the rear aspect. Wood effect floor and base cupboard units with rolled edge work surfaces and mosaic tiled splashbacks. One bowl stainless steel sink and drainer with mixer tap over. Four ring gas hob with oven below. Space and plumbing for washing machine. Concealed wall mounted 'Vaillant' gas combi boiler.

Lounge

13'2 plus bay window x 11'9 (4.01m plus bay window x 3.58m)

UPVC double glazed bay window to the front aspect, two radiators, television point, wall mounted thermostat and electric fireplace.

Bedroom

12'6 x 10'6 (3.81m x 3.20m)

Two UPVC double glazed window to the rear aspect, radiator and television point.

Bathroom

Panelled bath with mixer tap over and shower attachment. Low level WC, pedestal wash hand basin with twin taps over. Partially tiled walls, radiator and vinyl flooring.

Off Street Parking

To the rear of the property down a lane accessed via Birchwood Avenue, you will find one allocated parking space.

Tenure

We understand the property is leasehold tenure with a criss-cross lease with the ground floor flat.

Material Information.

Additional information not previously mentioned

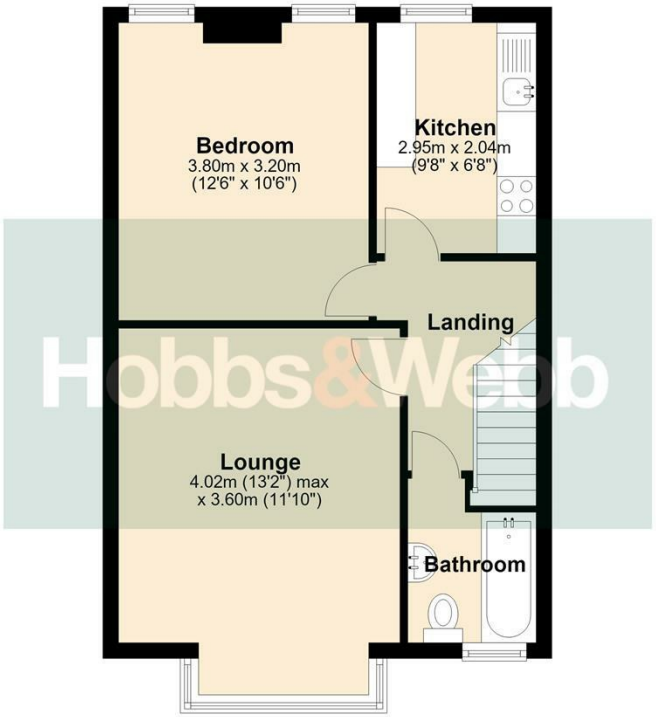
- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- Mains drainage

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

First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 43.0 sq. metres (462.7 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

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Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.