

FLAT 2, 32 HILL ROAD, WESTON-SUPER-MARE, BS23 2RY

UHW 4883

* A SELF-CONTAINED GROUND FLOOR FLAT * 1 OF 3 FLATS IN VICTORIAN SEMI-DETACHED RESIDENCE *
CONVENIENT POSITION FOR TOWN AND LOCAL FACILITIES * GAS CENTRAL HEATING * TIMBER SASH WINDOWS
* MODERN KITCHEN AND BATHROOM * 2 BEDROOMS * LOUNGE * PARKING SPACE * OWN AREA OF REAR GARDEN *
LEASEHOLD TENURE * MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED

Price £147,750



SITUATION/DESCRIPTION: A self-contained 2-bed ground floor flat, 1 of 3 flats in this Victorian semi-detached residence built with elevations of colour washed render, local limestone and Bathstone dressings, set under a pitched tiled roof. The property enjoys gas central heating, sash windows, modern kitchen and bathroom, parking space and own area of garden. Set in a position convenient for walking into the town centre and sea front.

DIRECTIONS: The property is located just off the level within this convenient position for the nearby town centre of Weston-super-Mare which offers a wide range of facilities and the sea front, transportation links via rail within the town and Milton Halt and the nearby junction 21 of the M5 motorway, providing easy access to Bristol for a more comprehensive range of services. From the offices of Hobbs and Webb head in an inland easterly direction along Boulevard through 2 sets of traffic lights, continue through Gerard Road into Milton Road and take the 2nd left into Hill Road. No. 32 will be found on your right hand side.



ALL MEASUREMENTS ARE APPROXIMATE

Part glazed timber entrance door to

ENTRANCE HALL

Slate tiled floor, built-in double storage cupboard.

INNER HALLWAY

Lower ceiling with loft access providing storage space, single radiator.

LOUNGE

15' 4" x 14' 4" (4.67m x 4.37m) narrowing to 13' 2" (4.01m) to chimney breast with working open fireplace and cast iron inset and grate, ornate surround and tiled inset, tiled and slate hearth, coved ceiling, ceiling rose, 2 double radiators, shallow west facing bay with panelling and timber sash windows, wall mounted gas WORCESTER fired boiler providing hot water and central heating, exposed floorboards, TV point, telephone point.

KITCHEN

14' 3" x 7' 2" (4.34m x 2.18m) Fitted with modern range of units comprising glass fronted double display unit, 3 corner display units, 2 single wall cupboards, matching extractor hood and light, matching larder unit, inset Belfast sink with Victorian style mixer tap over, cupboard under, further single base cupboards, triple base drawers including 2 deep pan drawers, wine rack, corner base display units, shelving unit with wicker storage baskets, solid work surrounds and part breakfast bar, tiled surrounds, gas cooker point, plumbing for washing machine, single radiator, triple stainless steel spotlight, borrowed light window from lounge, tile effect flooring.

BEDROOM 1

11' 8" x 8' 4" (3.56m x 2.54m) Timber sash window to side, obscure window to rear, 2 single radiators.

BEDROOM 2

8' 10" x 8' 0" (2.69m x 2.44m) Plus shallow timber sash bay window overlooking the rear garden, double radiator, high level double louvred doors to storage area, telephone point.

BATHROOM

12' 4" x 5' 7" (3.76m x 1.7m) narrowing to 4' 1" (1.24m) White suite comprising timber panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low-level WC, tiled splashback and surrounds, double radiator, slate tiled floor, wiring for wall light, extractor.

OUTSIDE

Concrete driveway providing own parking space (to right hand side, looking at the property). Own area of rear garden approached via picket gate and concrete pathway with dwarf stone edging and pea gravel bed to side. Metal archway with climbing rose and timber balustrading to side to further area of garden laid to shaped lawn with brick edging, flower and shrub borders, pea gravel patio area, timber garden shed. Garden enclosed by local limestone walling and screen of shrubbery.

TENURE

Leasehold

Messrs. Hobbs & Webb Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) services, fittings and equipment referred to in the particulars have not been tested and no warranty of condition of fitness for purpose is implied by their inclusion; (iv) no person in the employment of Hobbs & Webb Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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MONDAY – FRIDAY 9 AM – 6 PM SATURDAY 9 AM – 4 PM SUNDAY 10.30 AM – 2.30 PM

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Energy Performance Certificate

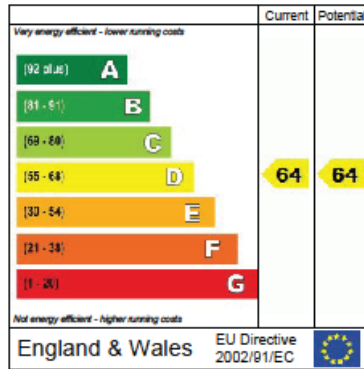


Flat 2
32, Hill Road
WESTON-SUPER-MARE
BS23 2RY

Dwelling type: Ground floor flat
Date of assessment: 14-Apr-2011
Date of certificate: 15-Apr-2011
Reference number: 8802-3848-2529-8196-5493
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

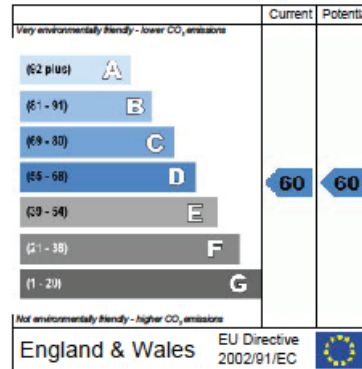
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	315 kWh/m ² per year	315 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	3.0 tonnes per year
Lighting	£36 per year	£36 per year
Heating	£544 per year	£544 per year
Hot water	£85 per year	£85 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

