



Hobbs & Webb

HERCULES ROAD
Weston-Super-Mare, BS24 8ET

Price £250,000



Hobbs & Webb are delighted to welcome to the market this superbly presented three-bedroom semi-detached home, situated on the ever-popular Haywood Village development.

Ideally suited to first-time buyers, couples and growing families, this attractive property offers well-proportioned accommodation throughout, together with a private, family-friendly rear garden and off-street parking for two vehicles.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, comfortable lounge and a well-appointed kitchen/diner, providing an ideal space for both everyday living and entertaining. To the first floor, the landing leads to three bedrooms, including a principal bedroom benefiting from an en-suite shower room, alongside a separate family bathroom.

Externally, the property enjoys a well-maintained garden, offering an ideal space for relaxing outdoors, entertaining guests or enjoying family time. To the front, a private driveway provides convenient off-street parking for two vehicles.

Early viewing is highly recommended to appreciate the presentation and appeal of this lovely home. Contact Hobbs & Webb today to arrange your viewing.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Obscured double glazed entrance door into the entrance hall, smoke alarm, radiator, tiled flooring, stairs rising to the first floor landing and doors to the cloakroom and lounge.

Cloakroom

Partially tiled walls, low level WC, corner pedestal wash hand basin with twin taps over, uPVC obscured double glazed window to the front aspect and radiator.

Lounge

uPVC double glazed window to the front aspect, radiator, television point, under-stairs storage cupboard, wood effect laminate flooring and door to the kitchen/diner.

Kitchen/Diner

A matching range of white wall and base cupboard and drawer units with wood effect work surfaces and upstands. Inset four ring gas hob with oven below. One bowl stainless steel sink and drainer unit with mixer taps over. Space and plumbing for washing machine, dishwasher and fridge/freezer. uPVC double glazed window to the rear aspect, radiator, wood effect tiled flooring and uPVC double glazed French doors providing access to the rear garden.

Landing

Loft access, cupboard and doors to the bedrooms and bathroom.

Bedroom One

Floor to ceiling uPVC double glazed window to the front aspect, radiator, fitted wardrobe and door to the en-suite.

En-suite

Fully tiled corner shower cubicle with mains chrome shower. Pedestal wash hand basin with twin taps over and tiled splashbacks. Low level WC, radiator, uPVC obscured double glazed window to the front aspect and wood effect flooring.

Bedroom Two

uPVC double glazed window to the rear aspect and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect and radiator.

Bathroom

White panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with twin taps over. Low level WC, partially tiled walls, uPVC obscured double glazed window to the side aspect, radiator, extractor fan and wood effect flooring.

Rear Garden

The rear garden is fenced to each side and laid predominately to lawn with an additional decked area with pergola. Side gate leading to the driveway.

Driveway

Adjacent to the property is a driveway providing off street parking for two vehicles.

PROPERTY DESCRIPTION

Tenure

We understand the property is now Freehold.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

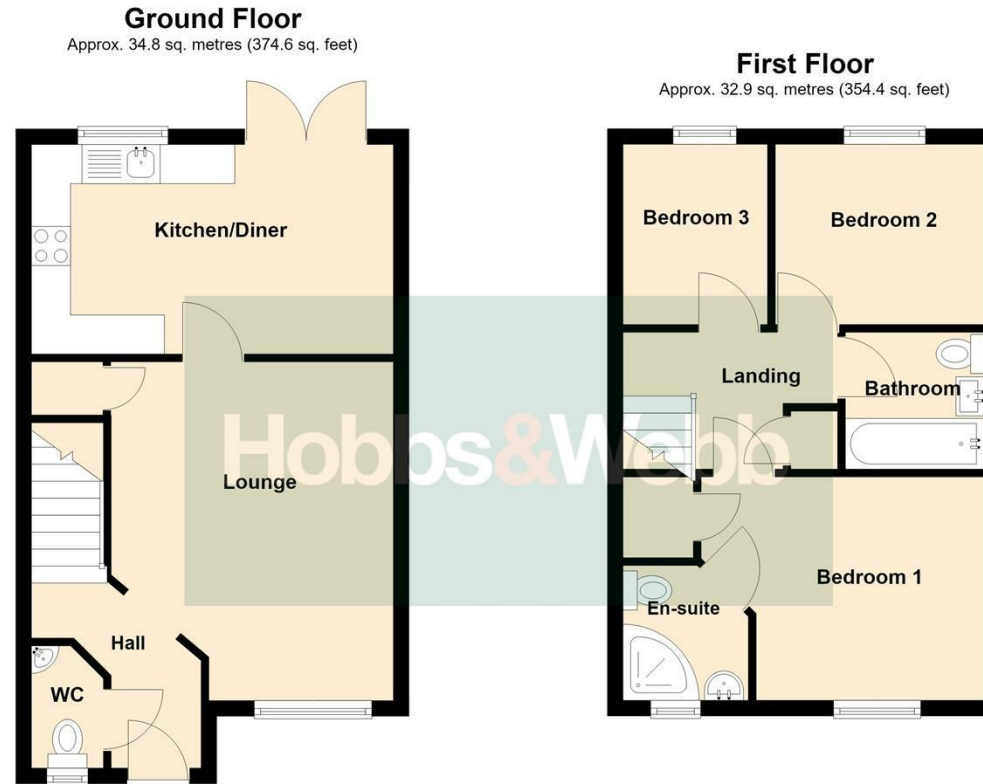
Flood Information:

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









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
Copyright Hobbs and Webb
Plan produced using PlanUp.

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.