



Hobbs&Webb

WYLLIE COURT, WORLE

Weston-Super-Mare, BS22 7FQ

Asking Price £280,000



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A superbly presented three-bedroom semi-detached home, ideally positioned within a quiet and highly sought-after cul-de-sac in the popular North Worle area.

This bright and well-maintained property offers well-proportioned accommodation throughout, making it an excellent choice for first-time buyers, couples or small families.

Situated in a convenient North Worle location, the property is just a short stroll from a local convenience store, pub and takeaway, while a wider range of shops and amenities can be found at the Sainsbury's shopping complex, approximately one mile away.

For commuters, Worle railway station and the M5 motorway are both easily accessible, providing excellent transport links to surrounding areas.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, landing, three bedrooms and family bathroom.

Externally, the property benefits from a private, low-maintenance south facing rear garden, together with a driveway providing off-road parking and a garage.

An attractive and conveniently located home that is well worth viewing.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

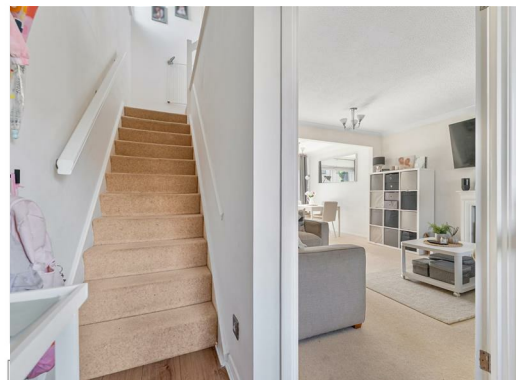
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C	71	
(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

Entrance Hall

uPVC obscured double glazed entrance door into the entrance hall, smoke alarm, radiator, wood effect laminate flooring and door to the lounge.

Lounge

13'10 x 12'7 (4.22m x 3.84m)

uPVC double glazed square bay window to the front aspect, coved ceiling, radiator, electric fireplace, under-stairs storage cupboard, television point and opening to:-

Dining Room

9'5 x 7'9 (2.87m x 2.36m)

Radiator, uPVC double glazed French doors providing access to the rear garden and opening to:-

Kitchen

9'0 x 9'4 (2.74m x 2.84m)

uPVC double glazed window to the rear aspect,. A range of wall and base cream shaker style cupboard and drawer units with wood effect work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Freestanding electric cooker with extractor hood over. Space and plumbing for washing machine, fridge/freezer and slimline dishwasher. Wood effect laminate flooring.

Landing

uPVC double glazed window to the side aspect, loft access, smoke alarm, cupboard and doors to the bedrooms and bathroom.

Bedroom One

10'9 plus fitted wardrobes x 8'10 (3.28m plus fitted wardrobes x 2.69m)

uPVC double glazed window to the rear, radiator, television point and fitted wardrobes with mirrored sliding doors.

Bedroom Two

10'4 x 8'1 (3.15m x 2.46m)

uPVC double glazed window to the front, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Three

7'5 x 6'5 (2.26m x 1.96m)

uPVC double glazed window to the front and radiator,

Bathroom

L shaped bath with rainfall shower, additional shower attachment and mixer tap over. Wall mounted wash hand basin with mixer tap over and cupboard below. Low level WC, partially tiled walls, chrome heated towel rail, uPVC obscured double glazed window to the rear aspect and tiled flooring.

Rear Garden

An enclosed south facing rear garden featuring a combination of paved patio and low maintenance artificial lawn, creating a versatile and attractive outdoors space. The garden is fully fenced and private, with mature planting and useful garden storage area, making it ideal for families and outdoor entertaining. Side access provides access to the front garden and driveway. Personnel door to the garage.

PROPERTY DESCRIPTION

Garage

17'1 x 8'2 (5.21m x 2.49m)

Up and over door, power, lighting and side access door to the rear garden.

Driveway & Front Garden

Tarmac driveway providing off street parking for one vehicle. The front garden is lawn to lawn with central path leading to the entrance door.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not.
- 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

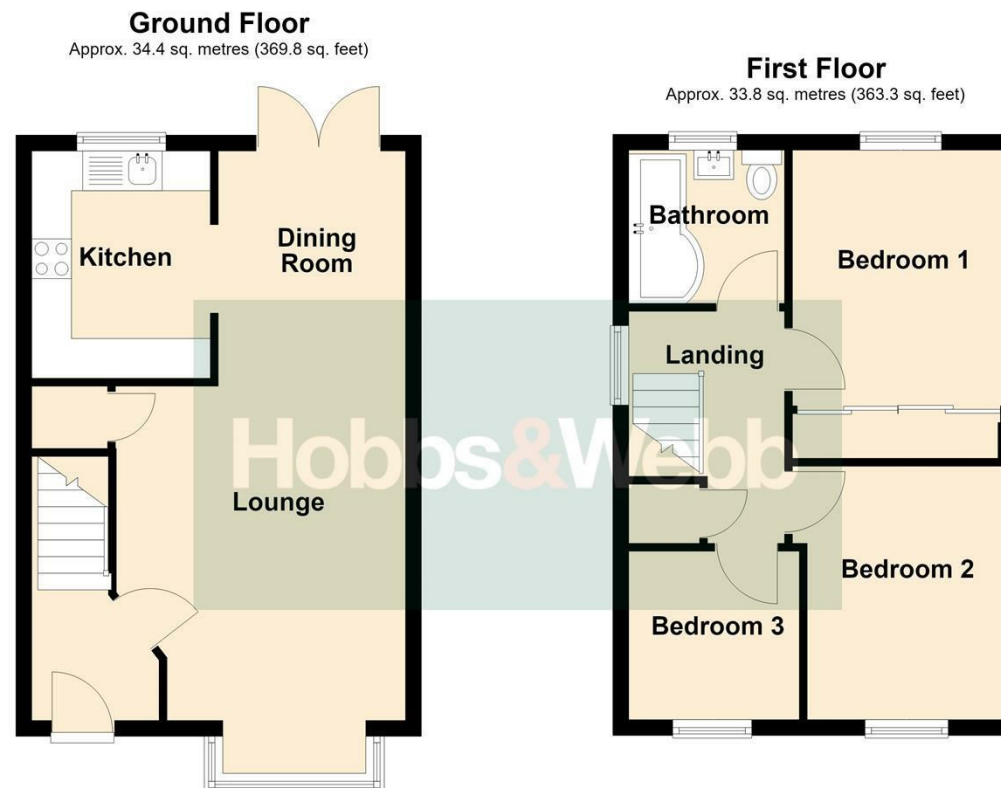
Flood Information:

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









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Plan produced using PlanUp.

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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.