

Hobbs&Webb

NEW BRISTOL ROAD

Weston-Super-Mare, BS22 6AQ

Price £350,000

3 2 1

Hobbs & Webb are delighted to offer for sale, with no onward chain, this attractive detached bungalow, ideally situated in a sought-after, level location within easy walking distance of Worle High Street and its range of local amenities.

The well-proportioned accommodation briefly comprises an entrance porch, welcoming entrance hall, spacious lounge, separate dining room, kitchen/breakfast room, three generous double bedrooms and a refitted shower room.

Externally, the property enjoys beautifully maintained front and rear gardens, with the rear garden benefiting from a desirable southerly aspect, providing an ideal space to relax and enjoy the sunshine.

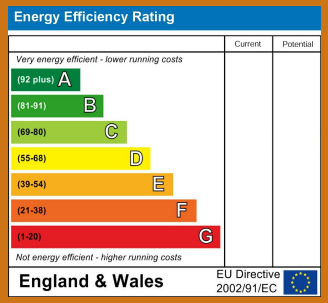
Further benefits include a garage, additional store room, utility/workshop and outside WC.
An excellent opportunity to acquire a spacious detached bungalow in a convenient and popular location. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

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

Entrance Porch

uPVC entrance door into the entrance porch. Dado rail, loft access, wood effect

Entrance Hall

Picture rail, radiator, telephone point and doors to the lounge, dining room, bedrooms and shower room.

Lounge

12'0 x 11'10 (15'3 into the bay window) (3.66m x 3.61m (4.65m into the bay window))

UPVC double glazed window to the front aspect, coal effect gas fire with tiled surround, picture rail, television point and radiator.

Dining Room

12'5 x 13'1 (16'4 into the bay window) (3.78m x 3.99m (4.98m into the bay window))

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, radiator, electric fire, coved ceiling, television point and door to the kitchen/breakfast room.

Kitchen/Breakfast Room

12'5 x 11'3 max (3.78m x 3.43m max)

A matching range of wood effect wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. One and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob with oven below and extractor hood over. Integrated fridge/freezer, space and plumbing for slimline dishwasher. Breakfast bar, two UPVC double glazed windows, tiled effect flooring and UPVC double glazed door to the driveway and garden,

Bedroom One

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window to the rear aspect, picture rail, radiator and fitted wardrobes.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

UPVC double glazed window to the side aspect, picture rail, built in wardrobes and over-head storage cupboards, pedestal wash hand basin with twin taps over and radiator.

Bedroom Three

11'1 x 8'2 (3.38m x 2.49m)

UPVC double glazed window to the rear, coved ceiling and radiator.

Shower Room

7'9 x 6'4 (2.36m x 1.93m)

Double length shower cubicle with panelled walls. Low level WC, wash hand basin with mixer tap over. Partially tiled walls, chrome heated towel rail, UPVC double glazed window to the rear aspect, vinyl flooring and cupboard housing gas combi boiler.

Rear Garden

The rear garden is a beautifully maintained and established space, featuring a generous lawn, attractive paved pathways and well-stocked flower and shrub

PROPERTY DESCRIPTION

borders. There is a charming summerhouse, greenhouse and additional garden storage, together with a variety of mature planting and seating areas. The garden offers a lovely combination of lawned and cultivated areas, providing an ideal space for relaxing, entertaining and enjoying the outdoors.

Utilty/Workshop

11'6 x 9'4 max (4'6 min) (3.51m x 2.84m max (1.37m min))
Two UPVC double glazed windows to front and side. Space and plumbing for washing machine and tumble dryer. Door to the WC.

WC

4'6 x 4'4 (1.37m x 1.32m)
Low level WC, pedestal wash hand basin with twin taps over and window to the side.

Store Room

11'6 x 3'9 (3.51m x 1.14m)
Window to side, power and lighting.

Garage

17'3 x 10'3 (5.26m x 3.12m)
Up and over door, power, lighting, window to the side and door providing access to the rear garden.

Driveway & Front Garden

The front garden is laid to lawn with beautiful flower border. The driveway is laid to tarmac and stone chippings and provides off street parking for several vehicles.

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



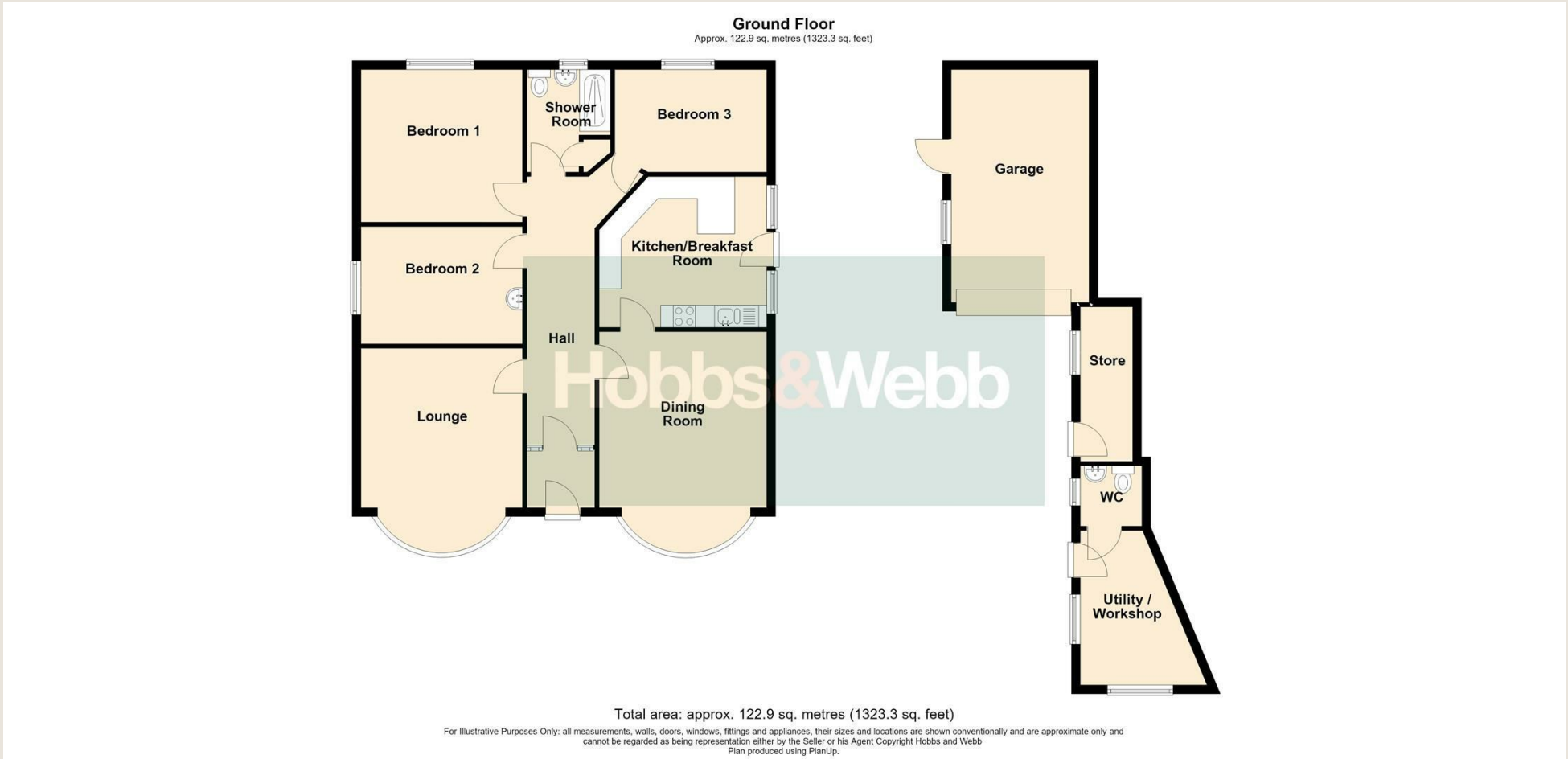












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Open 7 days a week

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.