

Hobbs&Webb

BROMPTON ROAD

Weston-Super-Mare, BS24 9BT

Price £200,000

3 1 1

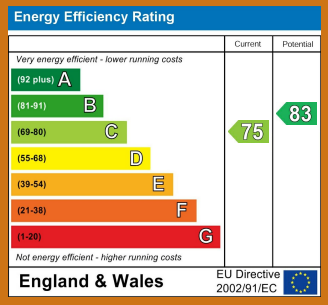
Sold with no onward chain, a terraced house located in a popular position close to local shops, schools as well as Weston general hospital that will make an ideal first time or buy to let investment. The accommodation which has been modernised has Upvc double glazing and gas central heating with a replacement boiler and comprises a large entrance hall which would suit a study area, lounge leading to a semi open plan refitted kitchen, on the first floor 3 bedrooms 2 doubles and a single as well as modern refitted bathroom, outside the front garden could easily be turned into a drive to provide off road parking subject to any necessary consents and an enclosed rear garden to lawn and seating areas. Freehold tenure.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

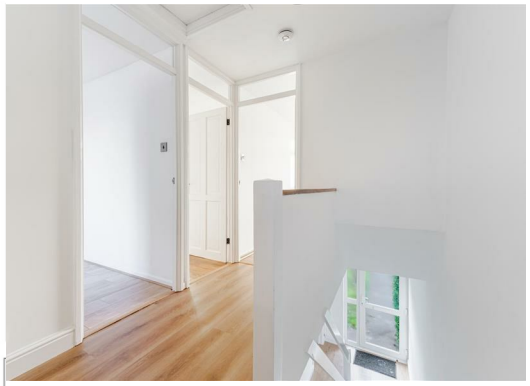
EPC Rating: C



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Upvc double glazed front door to and side panel window to.

Entrance Hall

23'8" x 5'2" including stair well (7.21m x 1.57m including stair well)

Radiator, cupboard housing electric meter, timber effect laminate flooring.

Lounge

16'2" x 12'2" (4.93m x 3.71m)

Upvc double glazed window to the front, radiator, timber effect flooring, opening to kitchen area.

Kitchen

12'7" x 7'1" (3.84m x 2.16m)

Upvc double glazed window over looking the rear garden, refitted with modern range of units comprising double and single wall cupboards with matching extractor hood and light. Single bowl and sink tidy single drainer sink with mixer tap over with cupboard under, further base cupboards and triple base drawers with 2 deep pan drawers with timber effect roll edge work tops over with tiled wall surrounds. Integrated 4 ring electric hob with integrated electric oven under, space and plumbing for a washing machine, timber effect laminate flooring.

From entrance hall stair case rising to.

First floor Landing

Doors to all rooms

Bedroom 1

13'3" x 10'8" (4.04m x 3.25m)

Upvc double glazed window to the front, radiator, timber effect laminate flooring.

Bedroom 2

11'0" x 11'0" to 9'6" (3.35m x 3.35m to 2.90m)

Upvc double glazed window to the rear, radiator, timber effect laminate flooring.

Bedroom 3

10'5£ x 6'7" (3.18m£ x 2.01m)

Including stair riser with built in storage cupboard over with hanging space and shelving. Upvc double glazed window to the front, radiator.

Bathroom

8'0" x 5'5" (2.44m x 1.65m)

2 Upvc double glazed windows, 4 down lighters, heated towel rail. Refitted with a white replacement suite of panelled bath with mixer tap with shower attachment over, low level WC, vanity wash hand basin with waterfall mixer tap over and 2 storage drawers under, fully tiled walls to 3 walls and shower back to bath area, timber effect flooring.

Outside

The front garden is laid to level lawn and pathway but would suit conversion to a driveway to provide off road parking subject to any necessary consents.

The rear garden is enclosed by timber fencing and brick walling laid to a paved

PROPERTY DESCRIPTION

patio and timber decked seating areas, brick built BBQ, level lawn, outside tap,
a timber pedestrian gate allows access to the rear garden from access path.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Council tax band B North Somerset
- Mains electric supply
- Water mains supply
- Heating Gas central heating
- Sewerage mains drainage
- Broadband via Fibre to the property

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



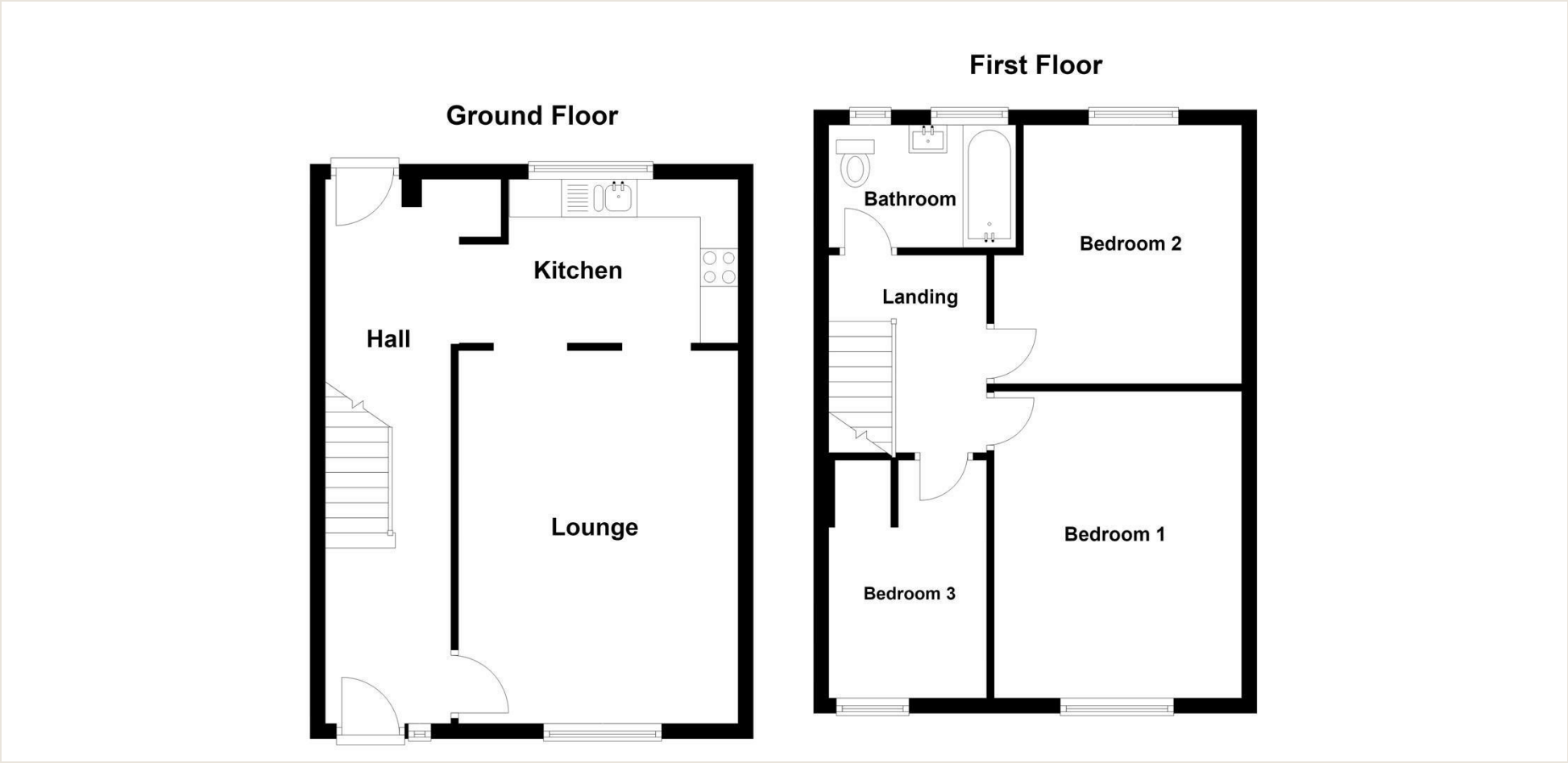












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Sun 10.30am - 2.30pm

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.