



**26 HOBBITON ROAD**  
Weston-Super-Mare, BS22 7HP

**Price £349,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* STUNNING REFITTED KITCHEN! \* Mayfair Town & Country are excited to bring to the market this extended family home in an immensely sought after North Worle cul-de-sac. This wonderful home has been lovingly updated and boasts a move in ready condition. Comprising in brief, hallway with downstairs cloakroom and storage, over 18FT lounge, stunning and extended kitchen/dining/family room, conservatory, four good size bedrooms and a family bathroom. Externally the property boasts a great size family garden which is impressively private and enjoys a fantastic amount of sun, while to the front of the property is the driveway leading to the detached garage. Only a stones throw from popular primary and secondary schools, along with transport links including Worle train station and the M5. We highly recommend a viewing at your earliest opportunity to avoid disappointment.

## Situation

190 meters - Tesco Express  
 100 meters - Castle Batch School  
 0.54 miles - Priory Secondary School  
 1.24 miles - Junction 21 of the M5 Motorway  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: D  
 Tenure: Freehold  
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing with under-stair storage cupboard, radiator and doors to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin with mixer tap over and tiled surround, radiator and updated consumer unit.

## Lounge

18'8" x 10'10" (5.69m x 3.30m)

uPVC bay and window, both with replaced double glazed glass to front, feature gas fireplace with surround, two radiators and television point.

## Extended Kitchen/Dining/Family Room

18'7" x 14'10" (5.66m x 4.52m)

An impressive room with uPVC double glazed window to rear and two 'Velux' skylight windows, beautifully refitted modern kitchen comprising a range of modern eye and base level units with complementary composite Zenith worktop over and splashback surround, inset double sink with adjacent drainer and mixer tap over, breakfast bar island with additional storage, multi-fuel range cooker (subject to negotiation) with extractor over, space and plumbing for fridge/freezer, washing machine, tumble dryer and dishwasher, ample space for dining table and chairs, along with other furniture, radiator, electric radiator, 'Karndean' flooring, downlights and double glazed sliding doors to;

## Conservatory

9'10" x 7'6" (3.00m x 2.29m)

uPVC double glazed construction with radiator and door to the garden.

## Landing

Airing cupboard housing the updated gas central heating combination boiler and storage, loft access and doors to;

## Bedroom One

11'6" x 8'9" excluding wardrobes (3.51m x 2.67m excluding wardrobes)

uPVC double glazed window to front, sliding door built-in wardrobes and radiator.

## Bedroom Two

10'9" x 7'7" (3.28m x 2.31m)

uPVC double glazed window to front and radiator.

## Bedroom Three

9'7" x 8'1" (2.92m x 2.46m)

uPVC double glazed window to rear and radiator.

## Bedroom Four

8'9" x 7'1" (2.67m x 2.16m)

uPVC double glazed window to rear and radiator.

## Bathroom

Obscure uPVC double glazed window to side, suite comprising low level WC, hand wash basin with taps over and panelled bath with shower over and tiled surround and radiator.

## Rear Garden

The sunny and private rear garden is fully enclosed by fencing, mostly laid to lawn with mature hedges and plants, a good size paved entertaining area, outside tap, storage shed, courtesy door to the garage and gated access to the front of the property.

## Garage & Driveway

16'11" x 7'10" (5.16m x 2.39m)

The garage has an up and over door to the front with power, lighting and a courtesy door to the garden. To the front of the garage is the driveway allowing for off street parking.

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## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

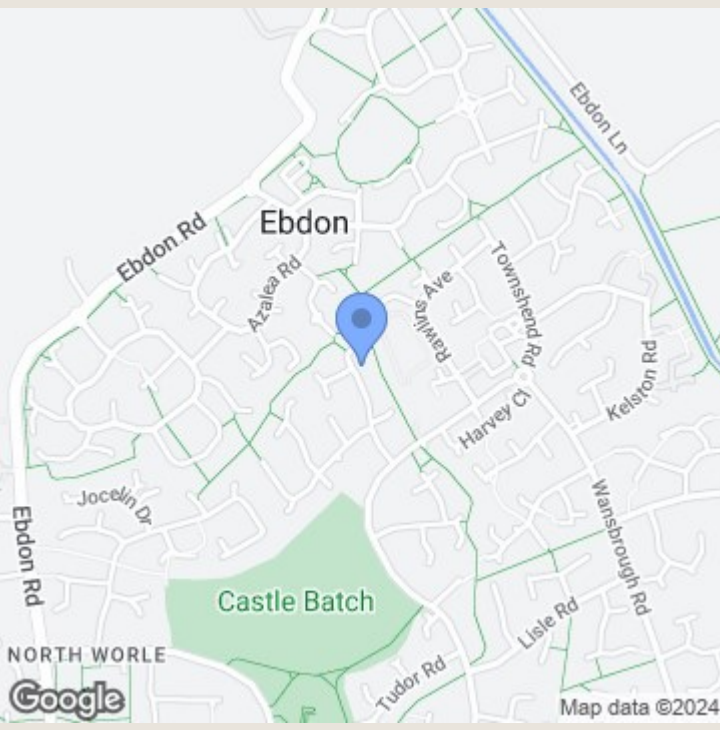
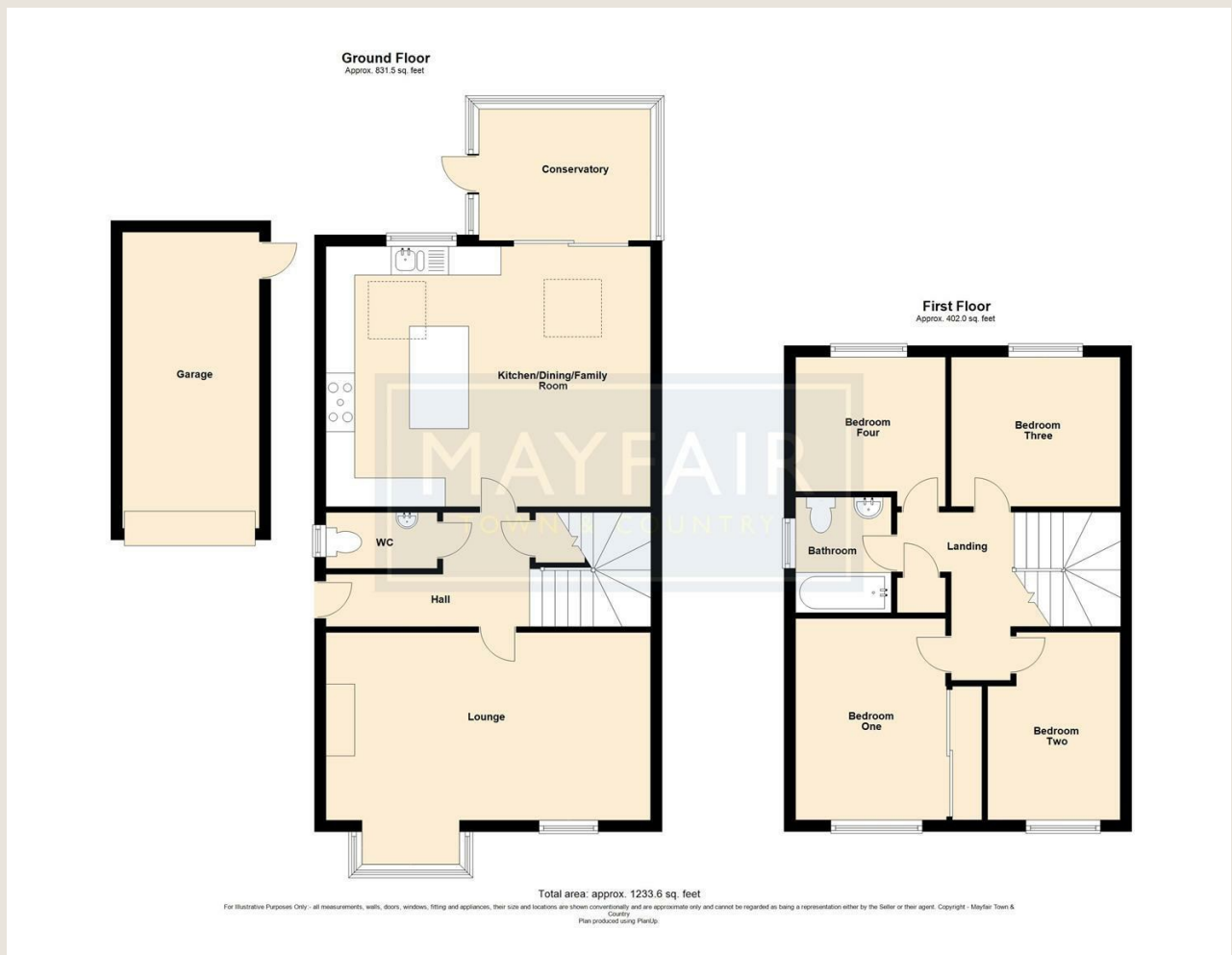
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









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

**01934 515153**

worle@mayfairproperties.net

**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 affect 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. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

