



**Hobbs & Webb**

**SOUTH ROAD**  
Weston-super-Mare, BS23 2LZ

Price £340,000



An extremely rare opportunity to acquire this three-bedroom stone built single storey residence which requires updating throughout and is nice nestled into Weston Hillside, providing a hugely private setting.

A truly unique property with endless possibilities and versatile accommodation which is currently set out as entrance hall, kitchen, dining room, lounge, three bedrooms, shower room and WC.

The property also benefits from two interconnecting larger than average single garages which would be a perfect for someone with classic cars or motorbikes, or alternatively a great size workshop.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: G

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>67</b>
	<b>18</b>	
<b>England &amp; Wales</b>	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

Approached either from Shrubbery Avenue, with pathway to arched timber front door to.

## Entrance Hall

Arched window to front, half glazed timber door to rear, leading to inner hall area with 2 light wells, wired for 2 wall lights, 2 radiators, telephone point, 2 windows to the rear. Door leading to.

## Boiler / storage Cupboard

13'5" x 5'0" (4.09m x 1.52m)

Windows to side, radiator, floor mounted gas fired boiler providing heating for the property.

## Lounge

15'7" x 11'7" extending to 12'7" into recess (4.75m x 3.53m extending to 3.84m into recess)

A southerly facing room with picture rail, arched shelved display alcove, fireplace with grate, timber surround with tiled inset and stone hearth.

Radiator, T.V. point timber effect Upvc double glazed double doors to the rear garden and glazed door to bedroom 3.

## Kitchen

11'8" x 11'6" max including helved pantry (3.56m x 3.51m max including helved pantry)

Loft access, strip light, a dual aspect room with timber sash windows to front and rear. Single bowl double drainer sink with double cupboard under, further double and single base cupboards and drawers with roll edge work tops over,

tiled surrounds, space for and electric cooker point, radiator, shelved pantry with window, plumbing for washing machine and water heater.

## Dining room / bedroom 4

11'9" x 11'2" (3.58m x 3.40m)

Dual aspect room with south facing window to front and further westerly facing window to side, picture rail, double radiator, exposed floor boards.

## Bedroom 1

12'2" x 11'8" plus door recess (3.71m x 3.56m plus door recess)

Picture rail, double built in storage cupboard with water tank, double louvered doors to built in double wardrobe, radiator, timber south facing sash window overlooking the rear garden.

## Bedroom 2

10'9" x 10'4" max to 8'0" (3.28m x 3.15m max to 2.44m)

Built in airing cupboard with hot water tank, timber sash window to side, radiator.

## Bedroom 3

10'11" x 10'10" (3.33m x 3.30m)

Timber sash window overlooking the rear garden, radiator and airing cupboard housing the immersion tank.

## Bathroom

5'5" to 7'0" x 6'2" plus recess with shower (1.65m to 2.13m x 1.88m plus recess with shower)

Loft access picture rail, window to rear, fitted with white suite of pedestal

## PROPERTY DESCRIPTION

wash hand basin, panelled bath with mixer tap with shower attachment, half tiled surrounds, tiled shower cubicle with mains mixer shower unit and folding screen, chrome heated towel rail, tiled floor.

### **Cloakroom**

Picture rail, window to side, wash hand basin with tiled splash back, low level W.C., radiator, tiled floor.

### **Outside**

2 larger than average interconnecting single garages built of block and local stone under a pitched tiled roof, garage 1 to west side with up and over door 25'9 x 9'1" to 8'11 pier (7.85m x 2.77m to 2.72m pier), window to rear affording views over the town to the bay Brean Down and Quantock Hills, storage in the roof pitch and doorway through to garage 2 measuring 25'10" x 9'4 to 8'11 Pier ( 7.87m x 2.84m to 2.72m pier), again with up and over door and window to rear affording views.

Steps and pathway down with shrub and flower beds to either side, security light, leading to southerly facing seating area and then to main of rear garden with southerly seating area accessed off of the lounge, with steps down to an area of lawn with green house, enclosed by screens of shrubbery with steps leading down to Shrubbery Avenue.

### **Tenure**

Freehold

### **Material Information.**

Please note this property is in conservation area.

Electric, Water, Gas, Sewerage All Main Supplied.

Fibre to the Cabinet Available

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







### Ground Floor

Approx. 120.3 sq. metres (1295.2 sq. feet)



Total area: approx. 120.3 sq. metres (1295.2 sq. feet)

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

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### 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.