



Hobbs & Webb

FARNBOROUGH ROAD
Weston-super-Mare, BS24 7GG

Price £399,950



Hobbs and Webb are delighted to welcome to the market this superbly presented and much improved four-bedroom, three storey detached house which is situated in the highly regarded area of Locking Parklands. Built by St. Modwen Homes in 2013, The Oak design benefits from a distinctive contemporary design with its tall windows and stylish bay window to the front. The accommodation briefly comprises, spacious entrance hall with cloakroom and useful understairs storage cupboard, living room with bay window and two further windows, giving a light and bright feel to the room, re-fitted kitchen/diner with Quartz work surfaces and French doors leading to low maintenance rear garden which is laid to artificial lawn and composite decking. To the first floor you will find the master bedroom which benefits from fitted wardrobes, stylish en-suite shower room and balcony, bedroom two which also enjoys fitted wardrobes and a family bathroom. Finally, on the second floor you will find a further two double bedrooms with Velux Windows and another bathroom. The property is incredibly eco friendly with an EPC rating of B and freehold solar photovoltaic panels on the roof. The area of Locking Parklands is a growing community surrounded by plenty of open green spaces for you and your family to enjoy, which is rarity in most modern developments making it a unique place to live and most recently a new school and medical centre have opened. We highly recommend an internal viewing at the earliest opportunity.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Entered via an obscured glazed door with side panel, radiator, wood effect laminate flooring, fitted smoke alarm, stairs rising to the first floor landing and doors to the principle rooms.

Cloakroom

6'2 x 4'7 (1.88m x 1.40m)

A 2-piece suite comprising low level W.C, wash hand basin with chrome mixer tap radiator, extractor fan, under stairs storage cupboard and wood effect laminate flooring.

Lounge

18'1 x 13'6 (5.51m x 4.11m)

Front aspect uPVC double-glazed bay window with further dual aspect uPVC double-glazed windows, two radiators, television/media point and wood effect laminate flooring.

Kitchen/Diner

18'1 x 9'4 (5.51m x 2.84m)

A modern fitted kitchen with high spec white gloss cupboard and drawer units with Quartz work surfaces which incorporates sink and drainer unit with chrome mixer tap over and tiled and Quartz splashbacks. Five ring gas hob with extractor canopy over, eye level double electric oven and built in microwave, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, feature wall, radiator, smoke alarm, wood effect laminate flooring, uPVC double glazed window to the rear aspect and uPVC double glazed French doors providing access to the rear garden.

First Floor Landing

Side aspect uPVC double-glazed window, radiator, stairs rising to the second floor landing and doors to principle rooms.

Master Bedroom

18'1 x 10'1 (5.51m x 3.07m)

Front aspect uPVC double-glazed window, radiator, television point, telephone point, wall mounted thermostat, built in wardrobe with sliding mirrored doors, sliding patio doors opening onto balcony which enjoys a pleasant outlook and door to the En-suite Shower Room.

En-suite Shower Room

A three piece suite comprising fully tiled double length shower cubicle with chrome main shower, low level W.C with concealed flush, wall mounted wash hand basin with chrome mixer tap over, partially tiled walls, shaver point, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom Two

18'0 x 9'5 (5.49m x 2.87m)

Two rear aspect uPVC double-glazed windows radiator, built in wardrobes with sliding mirrored doors, television & telephone points, and wood effect laminate flooring.

First Floor Bathroom

A three piece suite comprising bath with mixer tap, shower attachment over and tiled backdrop. Low level W.C with concealed flush, wall mounted wash hand basin with mixer tap over, chrome heated towel rail, shaver point, extractor fan, uPVC obscured double glazed window to the side aspect and tiled flooring.

PROPERTY DESCRIPTION

Second Floor Landing

Velux window, radiator and doors to principle rooms.

Bedroom Three

11'8 x 10'2 (3.56m x 3.10m)

Front aspect uPVC double-glazed window and additional Velux window, radiator, eaves storage and wood effect laminate flooring.

Bedroom Four

11'8 x 9'6 (3.56m x 2.90m)

Rear aspect uPVC double-glazed window and additional Velux window, radiator, airing cupboard, eaves storage and wood effect flooring.

Second Floor Bathroom

A three piece suite comprising bath with mixer tap, shower attachment over and tiled backdrop. Low level W.C with concealed flush and wall mounted wash hand basin with mixer tap over, chrome towel rail, shaver point extractor fan, Velux window and tiled flooring.

Outside -

Rear Garden

A superb rear garden which enjoys a peaceful and private aspect. From the French doors off the kitchen/diner is a patio area with pergola canopy with glass roof, artificial lawn area with low level light and beautiful raised flower borders with mature plants and trees providing a Mediterranean feel to the garden. To the rear is an area composite decking with space behind the garage making an ideal spot for a hot tub. Outside tap, double output socket, courtesy door to the garage and side access gate leading to the driveway.

Detached Garage

24'7 x 11'2 (7.49m x 3.40m)

With up and over door, power, lighting, pitched roof and courtesy door to rear garden.

Driveway

Adjacent driveway with parking for several vehicles and leading to the garage.

Double output socket.

Material Information.

Electric, Water, Gas, Sewerage all main Supplied.

The vendor has informed us that the property has a monthly maintenance charge of £350 for year and this covers the upkeep of the area and grounds.

Fibre to the Premise is available

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

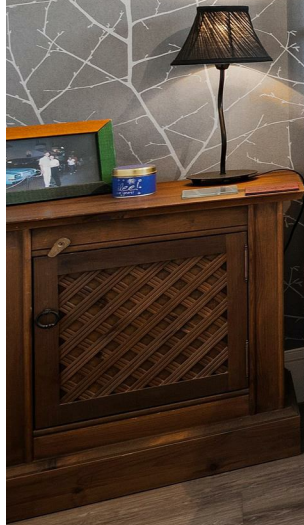
Ofcom checkers below:

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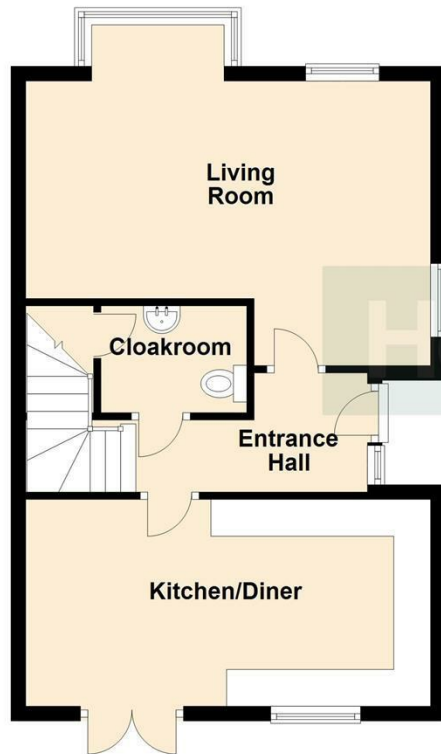
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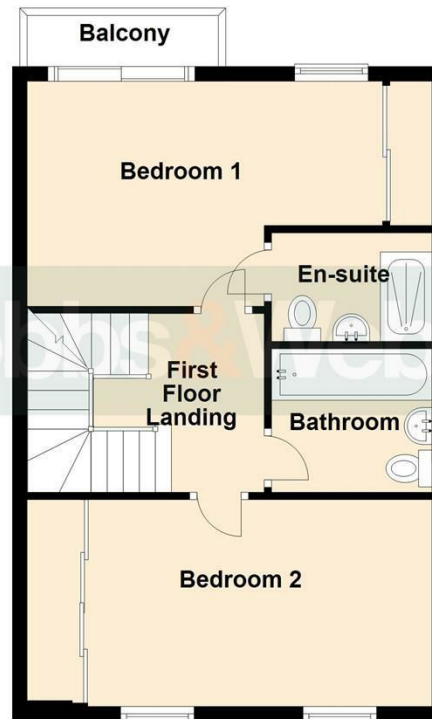




Ground Floor



First Floor



Second Floor



Hobbs & Webb

01934 644664

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 relied upon for furnishing purposes and are approximate.