



**Hobbs & Webb**

**TOTTERDOWN LANE**  
Weston-super-Mare, BS24 9NG

Price £335,000





An exciting opportunity to purchase this beautifully presented three bedroom detached bungalow situated in the highly sought after Bleadon Hill area.

The bungalow is approached via driveway and carport, providing parking for several vehicles and access to the garage. The internal accommodation briefly comprises; entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and garden room.

The beautifully presented, private and enclosed rear garden is mostly laid to lawn with raised vegetable and flowerbeds, patio area and enjoying a westerly aspect.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

Entered via a uPVC double glazed door, uPVC double glazed window and door to entrance hall.

## Entrance Hall

Useful storage cupboard, radiator, coved ceiling and doors to:-

## Kitchen

10'10 x 9'8 (3.30m x 2.95m)

A matching range of wall and floor cupboard and drawer units with worktops and tiled splashbacks over, four burner gas hob with oven under and extraction hood over, one and a half bowl stainless steel sink and drainer positioned under a uPVC double glazed window, uPVC double glazed door to side and driveway/carport, various built in storage cupboards with one housing a gas 'Potterton' fired boiler, space and plumbing for appliances, wood effect vinyl flooring and door to living/dining room,

## Dining Room

10'4 x 10'2 (3.15m x 3.10m)

Coved ceiling, uPVC double glazed window to front, radiator and opening to lounge.

## Lounge

17'9 x 11'7 (5.41m x 3.53m)

A lovely bright room due to dual aspect uPVC double glazed windows to the front and side, uPVC double glazed door to front, coved ceiling, radiator, gas fireplace with decorative surround and door to hallway.

## Bathroom

A four piece bathroom suite comprising panelled bath with shower attachment over, enclosed shower cubicle with electric shower, low level WC, vanity wash hand basin with mixer tap over, tiled walls, two uPVC obscured double glazed windows, heated towel rail, extractor fan and tiled flooring.

## Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

Coved ceiling, uPVC double glazed window through to garden room, radiator and fitted wardrobes.

## Bedroom Three

8'11 x 8'3 (2.72m x 2.51m)

Coved ceiling, uPVC double glazed window and radiator.

## Bedroom One

11'10 x 10'10 (3.61m x 3.30m)

Coved ceiling, radiator, a variety of fitted wardrobes and uPVC double glazed sliding door into garden room.

## Garden Room

23'0 x 6'3 (7.01m x 1.91m)

uPVC double glazed windows and doors, split level flooring area and radiator.

## Front Garden & Driveway

On approach to the property there is a slight sloping tarmac driveway providing off street parking leading to the side and carport, an area of lawn with various hedging and shrubs and gated access to the rear garden.

# PROPERTY DESCRIPTION

## **Garage**

19'5 x 9'0 (5.92m x 2.74m)

Up and over garage door, timber door and window to side, opening with polycarbonate translucent roof panel, power supply, lighting.

## **Rear Garden**

A highly private and enclosed rear garden which enjoys a westerly aspect and is mostly laid to lawn with patio area, raised flowerbeds and vegetable plots, greenhouse, timber shed and outside light.

## **Material Information.**

Electric, Water, Sewerage, Gas 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)







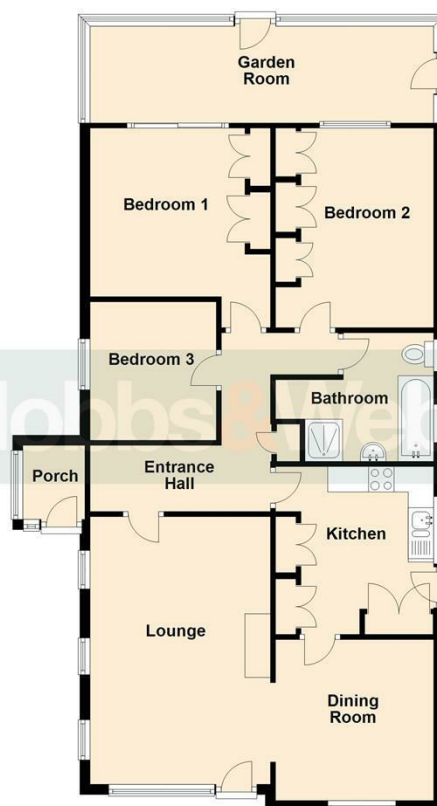








### Ground Floor



Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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 relied upon for furnishing purposes and are approximate.