



Hobbs & Webb

COWLEAZE PATH
Weston-super-Mare, BS29 6BX

Price £342,995



A modern highly energy efficient A rated 4 bedroom semi detached house located on the easterly fringes of Weston-super-Mare on the popular Mead fields development within easy access to the M5 motorway at junction 21. The property which is approximately 2 years old, still has approximately 8 years of an NHBC guarantee remaining, has Upvc double glazing, gas central heating, owned solar panels and offers spacious family accommodation comprised over 3 levels. As well as 4 bedrooms 2 of which have ensuite shower rooms, there is a family room which overlooks and has access to the rear garden, a lounge, kitchen diner, utility room and family bathroom, whilst outside there is a enclosed Westerly facing rear garden and driveway providing parking for 2 cars to a garage measuring approx. 24'7" x 10'2" (7.5m x 3.10m) to the rear of the property. Must be viewed.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

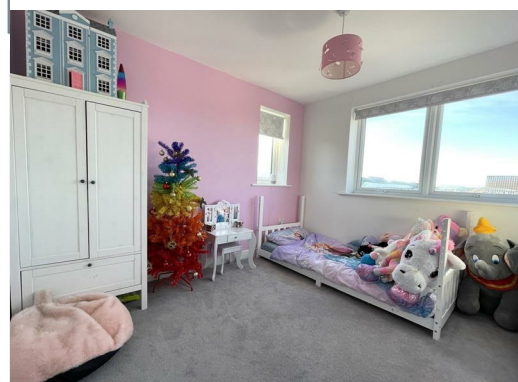
EPC Rating: A

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Outside light, composite part glazed front door to.

Entrance Hall

Radiator, Amtico flooring, understair storage cupboard.

Cloakroom

White suite of wash hand basin with mixer tap and tiled splash back, vanity wall mirror, low level W.C., extractor, radiator, Amtico flooring.

Family Room

16'3" x 10'6" to 9'4" (4.95m x 3.20m to 2.84m)

Upvc double glazed double doors and picture windows overlooking and giving access to the rear garden, radiator, media panel with internet access T.V. point and telephone point, Amtico flooring.

Guest room bedroom 4

11'7" x 9'1" (3.53m x 2.77m)

Upvc double glazed window to side, Upvc double glazed picture window to front, radiator, media panel.

Ensuite shower room

3 spot lights, white suite of pedestal wash hand basin with upgraded half height tiling and full height mirror, low level W.C., tiled double shower cubicle with mains mixer shower unit and sliding screen, extractor, Amtico flooring.

From entrance hall spindled balustraded staircase to.

First floor landing

Radiator

Lounge

16'3" x 10'8" to 9'5" (4.95m x 3.25m to 2.87m)

A dual aspect room with Upvc double glazed windows to side and rear over looking the garden, 2 radiators, media panel.

Kitchen / diner

16'9" 9'3" (5.11m 2.82m)

Upvc double glazed window to side and Upvc double glazed picture window to front, tiled floor, radiator. Fitted with grey coloured units comprising 6 single wall cupboards, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboards and triple base drawers with 2 deep pan drawers, integrated dishwasher, marble effect work tops and matching upstands, 4 ring electric halogen hob with glass splash back and stainless steel chimney extractor hood and light over, integrated electric oven and grill, integrated microwave.

Utility Room

6'8" x 5'7" (2.03m x 1.70m)

Upvc double glazed window to front. radiator, wall mounted gas fired boiler, work top with base cupboard below, plumbing and space for washing machine, space for tumble drier, note pipe work available if sink desired, Amtico flooring.

From first floor landing spindled balustraded stair case to.

Second floor landing

Radiator, shelved storage cupboard, airing cupboard housing hot water tank.

PROPERTY DESCRIPTION

Bedroom1

10'11" x 9'3" (3.33m x 2.82m)

Upvc double glazed window to side and Upvc double glazed picture window to front, radiator, media panel.

Ensuite Shower room

7'3" x 3'11" (2.21m x 1.19m)

3 spot lights, White suite of wash hand basin with tiled surrounds and vanity wall mirror, one and half sized tiled shower cubicle with mains mixer shower unit and glazed sliding screen, low level W.C., radiator, Amtico flooring.

Bedroom 2

11'1" x 8'7" (3.38m x 2.62m)

A dual aspect room with Upvc double glazed windows to side and rear to the garden, radiator, media panel.

Bedroom 3

7'6" x 7'6" (2.29m x 2.29m)

Upvc double glazed window, radiator, media panel

Family Bathroom

6'6" x 5'6" (1.98m x 1.68m)

4 Spots lights, extractor, Upvc double glazed window, fully tiled walls, including large vanity wall mirror, chrome heated towel rail, white suite of panelled bath with mains mixer tap, wash hand basin with shaver socket, low level W.C., Amtico flooring.

Outside

Front garden enclosed by railings with paved path with chipping stone beds to

either side. The rear garden is enclosed by brick walling and timber fencing laid to private paved seating area with outside tap and light and level lawn with pedestrian access via timber side gate. A driveway to the rear of the property provides parking for 2 cars leading to a garage measuring approx. 24'7" x 10'2" (7.5m x 3.10m) to rear.

Material Information.

Additional information not previously mentioned

- Mains electric, Please note the property has solar panels which are owned by the seller / property
- Heating via gas central heating
- Sewerage via mains drainage Bristol and Wessex water.
- Mains water metered supply
- Broadband via fibre to the property via provider See the Light, agents believe purchasers will need to remain with See the light for the next 8 years.

Please note there is an estate charge of approximately £232.00 per year.

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

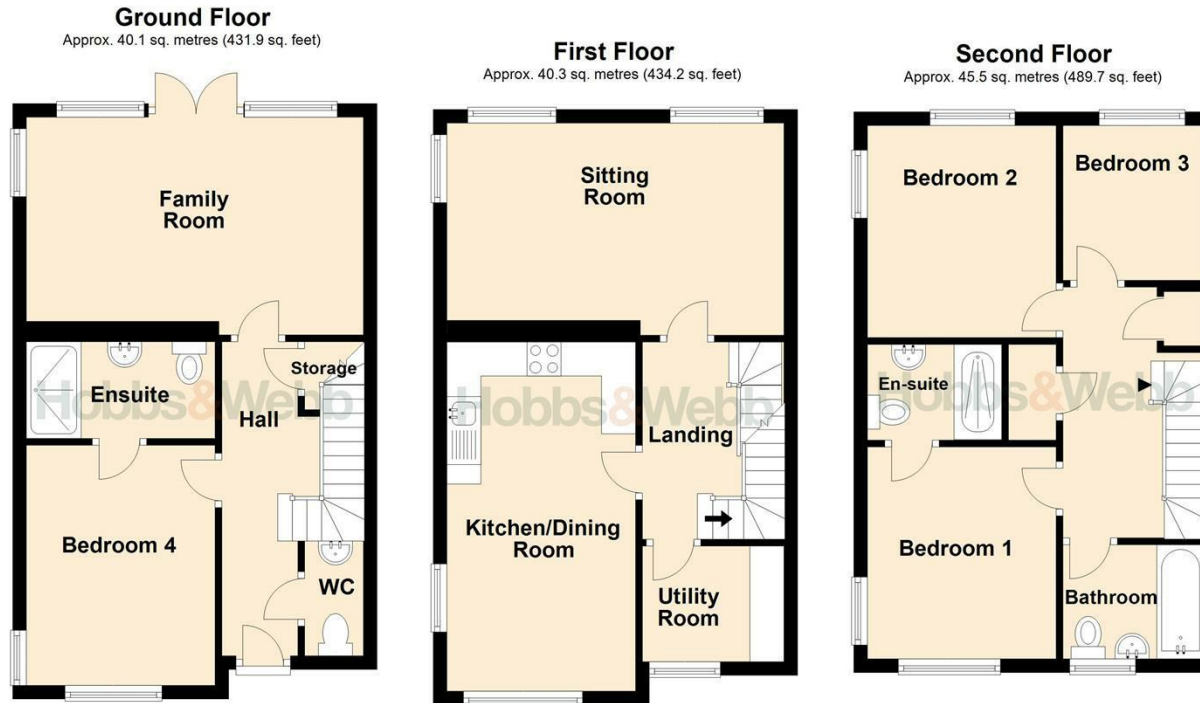
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 126.0 sq. metres (1355.8 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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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.