



Hobbs & Webb

BRECON VIEW
Weston-super-Mare, BS24 9NF

Price £500,000



A Must View Bungalow - Set in a desirable tucked away cul-de-sac on Bleadon Hill, this property certainly has a lot to offer.

Boasting excellent views to over Weston-super-Mare and toward the coast, this large bungalow enjoys three bedrooms, two of which benefit from en-suite shower rooms. There is ample living accommodation, including lounge with large window to the front, dining room, kitchen/breakfast room and utility.

The property is approached by a large driveway providing off street parking for several vehicles, two garages and cellar/storage space. The rear garden is sloped and full of mature trees and shrubs. Towards the top of the garden is where you truly get to enjoy the view at its best.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

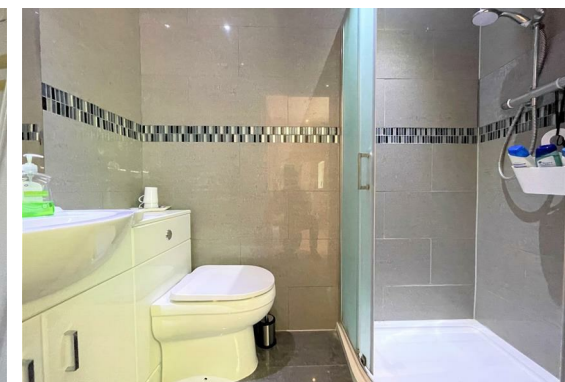
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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

Upvc double glazed door and top light to.

Entrance Porch Seating Area

8'6" x 5'2" (2.59m x 1.57m)

With light, Upvc double glazed westerly facing windows to the front affording views to Weston, Uphill Hill and church, Brean Down the Bristol Channel Steep and Flat Holm and the Welsh coast beyond. Inner timber glazed doors and matching side panels to.

Entrance Hall

16'2" x 9'8" (4.93m x 2.95m)

Coved ceiling double radiator timber effect flooring, telephone point, storage cupboard, leading to inner hall way with spot light and loft access with fold down ladder. The loft is part boarded has light measure approximately 47'0" x 28'0" (14.33m x 8.53m) maximum sloping ceilings with maximum head height of 9'4" (2.84m) and would suit conversion to further accommodation subject to the necessary building and planning consents.

Lounge

17'8" x 13'9" (5.38m x 4.19m)

Coved ceiling, Upvc double glazed window to side and further Upvc double glazed window to front with views to Anchor head, the Bristol Channel and Welsh coast beyond. Double and single radiator, chimney breast with stone surround, glazed sliding door and side panel to dining room.

Dining Room

18'8" x 8'6" (5.69m x 2.59m)

Upvc double glazed window to side and further Upvc double glazed window to the rear garden, double radiator, glazed door to the kitchen.

Kitchen

18'9" x 9'1" (5.72m x 2.77m)

10 recessed spot lights, shelved pantry cupboard and further part shelved cupboard with

plumbing for a dishwasher. The kitchen is fitted with larder style unit, 3 double and 2 single wall units, over extractor and corner display unit, single bowl single drainer sink with mixer tap over and double cupboard under. Further double and single base cupboards with 2 sets of triple base drawers, roll edge work tops with tiled surrounds, 4 ring stainless steel gas hob with extractor hood over, integrated electric double oven and grill, Georgian style glazed door returning to the entrance hall.

Utility Room

9'7" x 5'2" (2.92m x 1.57m)

Upvc double glazed windows to side and rear, tiled effect flooring, plumbing for washing machine, Upvc double glazed door to the rear garden.

Bedroom 1

14'6" max including wardrobes (4.42m max including wardrobes)

Upvc double glazed window to front with views to Uphill hill and church, Brean Down, Bristol Channel and Welsh Coast beyond, double radiator, built in double and single part mirror fronted wardrobes, door to.

Ensuite Shower room

11'0" 3'8" (3.35m 1.12m)

2 Upvc double glazed windows, extractor, white suite of low level W.C. pedestal wash hand basin, tiled shower cubicle with electric shower, heated towel rail, tiled surrounds and tiled floor.

Bedroom 2

15'10" max including built in wardrobes (4.83m max including built in wardrobes)

Upvc double glazed window to side, coved ceiling, 5 spot lights, double radiator, built in wardrobes with mirrored sliding doors, door to.

PROPERTY DESCRIPTION

Ensuite Shower room

6'9" x 3'10" (2.06m x 1.17m)

Modern fitted with 2 spot lights, heated towel rail, corner shower cubicle with sliding screen, mains mixer shower unit, low level W.C. vanity wash hand basin with waterfall mixer tap and double cupboard under, fully tiled walls with mosaic style border, tiled floor.

Bedroom 3

11'6" x 8'11" (3.51m x 2.72m)

Coved ceiling, radiator timber effect flooring, Upvc double glazed sliding patio doors to the rear garden.

Bathroom

9'5" x 7'2" max (2.87m x 2.18m max)

Obscure windows to rear, white suite of pedestal wash hand basin, low level W.C. bath with electric shower over, tiled surrounds and splash back, heated towel rail, extractor, high level storage cupboard.

Outside

17'4 x 9'7 (5.28m x 2.92m)

To the front the property is approached via tarmac driveway providing parking and leading to 2 garages. Garage one has electric up and over door, light and power, outside tap measure 17'4" x 8'11" (5.28m x 2.72m), interconnecting door to garage 2, which has manual up over door, light and power and measures 17'4" x 9'7" (5.28m x 2.92m). The remainder of the front garden has flower and shrub beds, well established Magnolia tree. apple tree, 2 levels of paved patio, steps leading to the front door. A brick arch with iron gate with pathway to the west side of the property leads to an area of the side garden laid to tiered plant and shrub bed, and vegetable beds, rhubarb bed, as well as useful block built storage shed. Further timber pedestrian gate to the east side of the property leads to a useful storage area, greenhouse and giving access to an undercroft workshop area measuring 12'10" x 8'4" (3.91m x 2.54m) with power and light and giving further access

to extensive cellar storage areas.

The rear garden is a real feature of the property, being private, southerly and westerly facing enclosed by timber fencing and laid patio seating area with pond and water feature, areas of lawn and mature well stocked flower and shrub beds and borders, further seating area, apple plum and fig trees, fruit bushes to include gooseberry and raspberry canes, and a fruit cage. From the top of the garden there are far reaching views over Weston to the Bristol Channel and Welsh coast beyond.

Material Information.

Additional information not previously mentioned

- Mains electric,
- Water via mains supply Bristol Wessex Water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex Water
- Broadband via fibre to the property

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

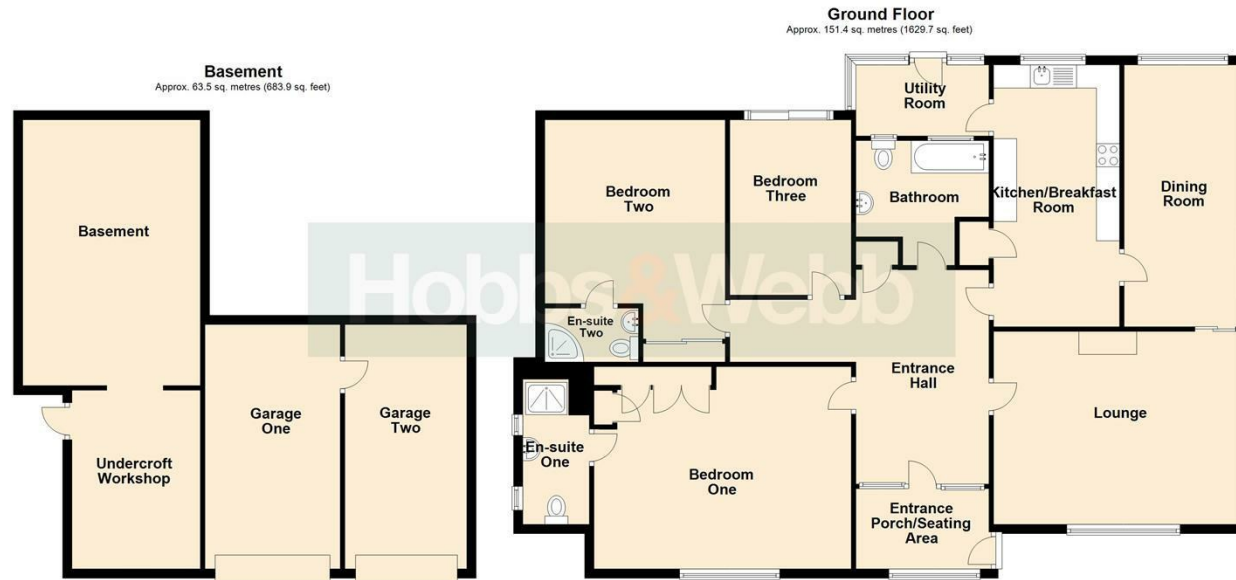
Flood Information:

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









Total area: approx. 214.9 sq. metres (2313.6 sq. feet)

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Plan produced using Planity.

Hobbs & Webb

01934 644664

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IMPORTANT NOTICE

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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.