



**Hobbs & Webb**

**FOREST DRIVE**  
Weston-super-Mare, BS23 2UB

Price £399,950



Situated in the quiet road of Forest Drive atop Ashcombe Park, this detached three-bedroom bungalow offers a tranquil retreat in Milton Hillside.

Upon entry, you're welcomed by an inviting entrance hall leading to a cloakroom, kitchen, dining room, lounge, and three generously proportioned bedrooms along with a bathroom.

Outside, the property features a hard standing driveway accessible through double gates, providing ample parking space for multiple vehicles and granting access to the garage. The rear garden laid to patio and stone chippings ensures easy maintenance and includes a charming summer house, perfect for enjoying warm summer evenings in peace.

### Local Authority

North Somrset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(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 Hall

uPVC obscured double glazed door with side panel leading into the entrance hall, radiator, storage cupboard, loft access, wood effect laminate flooring and doors to:-

## Cloakroom

uPVC obscured double glazed window to the side, close coupled WC with wash hand basin, cupboard below and mosaic tiled backdrop, radiator and wood effect vinyl flooring.

## Lounge

17'8 x 12'1 (5.38m x 3.68m)

Coved ceiling, uPVC double glazed window and door giving direct access to the rear garden, uPVC obscured double glazed window to the side, stone feature fireplace with gas stove and marble hearth, television point, radiator and opening to:-

## Dining Room

9'11 x 8'5 (3.02m x 2.57m )

Coved ceiling, uPVC double glazed window overlooking the garden, radiator and door to:-

## Kitchen

10'11 x 8'10 (3.33m x 2.69m)

uPVC double glazed window to the side, a matching range of wall and floor cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over.

Four ring gas hob with double oven below, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring and door back to the entrance hall.

## Bedroom One

12'1 x 10'11 (3.68m x 3.33m)

uPVC double glazed window to the front, radiator, a range of fitted wardrobes and television point.

## Bedroom Two

14'1 x 9'11 (4.29m x 3.02m)

uPVC double glazed window to the front, radiator, a range of fitted wardrobes and television point.

## Bedroom Three

9'6 x 9'0 (2.90m x 2.74m)

uPVC double glazed window to the side, radiator and telephone point.

## Bathroom

A three piece bathroom suite comprising 'P' shaped bath with twin taps, main shower and glass screen. Pedestal wash hand basin with mixer tap over and tiled splashbacks. Low level WC, partially tiled walls, radiator, uPVC obscured double glazed window to the side and wood effect vinyl flooring.

## Front Garden & Driveway

To the front of the property is a lawned garden and hardstanding driveway which is divided by wooden gates behind which you will find additional parking, garage and access to the rear garden.

# PROPERTY DESCRIPTION

## **Garage**

16'6 x 8'6 (5.03m x 2.59m )

Up and over door, power and lighting.

## **Rear Garden**

The rear garden is fully enclosed, enjoys a southerly aspect and is laid to patio and stone chippings for easy maintenance. Ramped access to the lounge, area perfect for hot tub and log cabin/summer house which is currently being used as a home bar by the current vendors, but would also make a lovely seating area to enjoy on a summers evening or home gym.

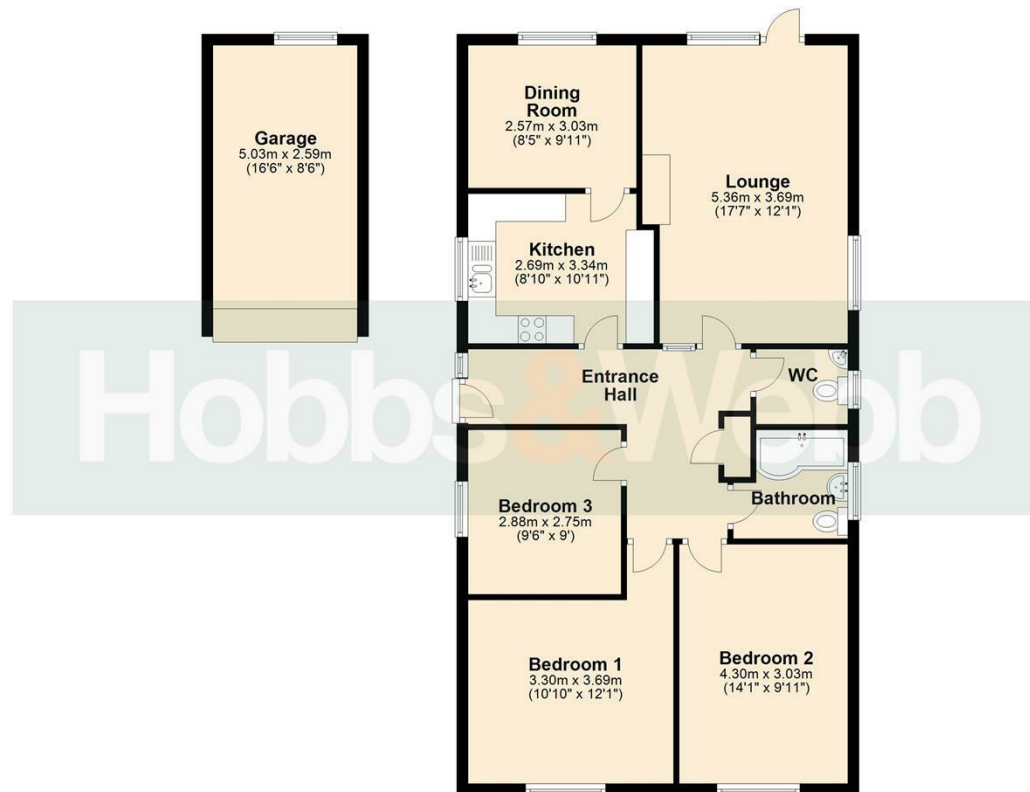






### Ground Floor

Approx. 103.4 sq. metres (1113.5 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

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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.