



**Hobbs & Webb**

**THE CRESCENT LYMPHAM**

Weston-super-Mare, BS24 0BH

Price £400,000



Sold with no forward chain complications a much improved and extended detached bungalow set in good size plot located in this popular semi rural location on the fringes of the village of Lympsham but within an easy drive of the nearby towns of Weston-super-Mare and Burnham on Sea. The property has replacement Upvc double glazed windows and gas central heating with a modern boiler, the good size accommodation comprises entrance porch to entrance hall, dining room with archway through to a southerly facing lounge and also giving access to a 15'5" x 12'0" (4.70m x 3.66m) double glazed conservatory with a glazed roof and under floor heating. The kitchen and shower room have been refitted and there is a modern separate bathroom within an extension as well as 2 double bedrooms. A driveway provides parking to the garage, with garden to either side of the bungalow with the rear garden measuring approximately 80'0" x 50'0" feet (24.38m x 15.24m). Must be viewed.

### Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

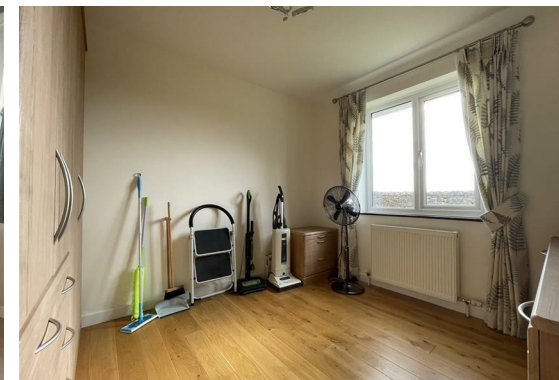
EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

5'3" x 4'3" (1.60m x 1.30m)

Aluminium double glazed sliding door with timber double glazed window to side, light tiled floor, inner double glazed door and side panel to.

## Entrance Hall

19'10" x 6'3" (6.05m x 1.91m)

Radiator, telephone point, timber floor, part Georgian style glazed door to.

## Dining Room

12'5" x 11'5" (3.78m x 3.48m)

Upvc double glazed window to side with views towards Bleadon Hill, radiator and archway through to.

## Lounge

13'11" x 11'11" (4.24m x 3.63m)

Upvc double glazed southerly facing window with open aspect and allowing a good deal of natural light, coved ceiling, double radiator, feature fireplace with electric fire with remote control, T.V. and telephone points, window on to the conservatory.

From the dining room double glazed sliding patio doors to.

## Upvc double glazed conservatory

15'5" x 12'0" (4.70m x 3.66m)

Built with Upvc double glazed pitched roof, base wall construction, Upvc double glazed windows to south, west and northerly aspects, downlighters, electric underfloor heating, Upvc double glazed sliding patio doors to garden and Upvc obscure double glazed door to.

## Bathroom

9;5" x 8'3" (2.74m;1.52m x 2.51m)

4 Recessed spot lights, Upvc double glazed windows to side and rear, white suite of vanity wash hand basin with mixer tap over and curve fronted cupboards below, shaver socket, panelled spa bath with mixer tap with shower attachment over, low level W.C., fully tiled walls, tiled floor with electric under floor heating, vertical heated towel rail, extractor.

## Kitchen

11'5" x 9'1" (3.48m x 2.77m)

4 recessed spot lights and over sink pelmet with 3 downlighters, Upvc double glazed window to side with view towards Bleadon Hill, Upvc double glazed door to the side garden. The kitchen has been refitted with a modern range of units including 3 wall cupboards, over cooker unit, corner wall cupboard and book shelf with lighting below, wine rack. Inset single bowl sink and sink tidy with mixer tap over and drainer incorporated into the work top, range of base cupboards and triple base drawers with 2 deep pan drawers, corner base cupboard. integrated slimline dishwasher, plumbing for a washing machine, granite style work tops and matching upstands.4 ring and wok burner stainless steel gas hob with granite style splash back and chimney extractor hood and light over, integrated electric oven, microwave and space for an American style fridge freezer, tiled surrounds and tiled floor.

## Bedroom 1

12'0" x 9'6" (3.66m x 2.90m)

A dual aspect room with Upvc double glazed windows to front and side

# PROPERTY DESCRIPTION

aspects, radiator, range of built in bedroom furniture incorporating double and single wardrobes, drawers bedside cabinet and dressing table.

## Bedroom 2

10'6" x 9'4" (3.20m x 2.84m)

Upvc double glazed window to side, built in wardrobes, dressing table and drawers, radiator, timber flooring.

## Refitted Shower room

9'9" x 9'8" (2.97m x 2.95m)

Including airing cupboard housing replacement Viessmann gas fired boiler, 6 recessed spot lights, 2 obscure Upvc double glazed windows, loft access with pull down ladder. Modern suite of walk in double tiled shower with vertical mosaic style feature with mains mixer shower unit with drencher head and separate hand held shower attachment and recess for toiletries, low level W.C. with automatic seat, vanity wash hand basin with mixer tap over, range of base storage cupboards and drawers, designer vertical radiator and separate heated towel rail, timber effect flooring.

## Outside

80'0" x 55'0" (24.38m x 16.76m)

The property is approached via double gates with driveway providing parking for 2 to 3 cars leading to garage with security light with electric up and over door, light and power and measuring 16'1" x 8'6" (4.90m x 2.59m). An area of garden to the south side of the property with level lawn and well stocked flower and shrub borders, with local limestone walling to side, outside tap and paved pathway leading to the rear garden. The rear garden measures

approximately 80'0" x 55'0" (24.38m x 16.76m), is enclosed by composite fence panels with trellis topping and predominately laid to lawn with a paved seating area. A pedestrian gate gives access to a further area of garden to the north side of the property laid to paving with central chipping stone bed enclosed by timber fencing and providing a private seating area with timber garden shed, outside tap, there is access to under bungalow storage, a pedestrian gate gives access back to the driveway.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Wessex water
- Broadband Standard connection Ultrafast available in the road.

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)









Total area: approx. 112.4 sq. metres (1210.0 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



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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.