



Hobbs & Webb

CHESHAM ROAD NORTH
Weston-super-Mare, BS22 8AD

Price £375,000



Presenting this exceptional extended four-bedroom older style semi-detached house, perfectly positioned in a prime location, near local amenities, shops, schools, and the serene Ashcombe Park. Offered to the market with no onward chain, this residence is ideal for a growing family seeking convenience and comfort.

Upon entering, you're greeted by a welcoming entrance vestibule leading to an inviting entrance hall. The lounge, featuring a charming bay window to the front, provides a tranquil space to unwind, while the dining room offers versatility as a separate sitting area for family gatherings. The extended kitchen boasts a breakfast area and opens onto a delightful 100ft rear garden, providing ample space for family enjoyment year-round, along with access to the garage.

On the first floor, two large double bedrooms, a single bedroom, and a family bathroom await, catering to the needs of a busy household. Additionally, the loft has been converted into a luxurious master bedroom with en-suite shower room, offering a private retreat for relaxation and rejuvenation.

This property epitomizes modern family living, offering both space and functionality in a sought after location, making it a must see for discerning buyers.

Local Authority

North Somerset 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	58	
(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



PROPERTY DESCRIPTION

Entrance Vestibule

Entered via a uPVC door, tiled flooring and door into:-

Entrance Hall

Oak engineered flooring, vertical radiator, telephone point, understairs storage cupboard, stairs rising to the first floor landing and doors to:-

Lounge

11'5 x 15'4 into the bay window (3.48m x 4.67m into the bay window)

uPVC double glazed bay window to the front, picture rail, radiator, coal effect gas fire with marble hearth and wooden mantle and television point.

Dining Room

13'8 x 9'5 (4.17m x 2.87m)

uPVC double glazed window to the rear, picture rail and radiator.

Kitchen/Breakfast Room

16' 2 x 8'3 (4.88m 0.61m x 2.51m)

A matching range of white wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl ceramic sink and drainer unit with mixer tap over. Space for freestanding cooker with extractor hood over. Space and plumbing for washing machine, fridge and freezer. Breakfast bar area, two uPVC double glazed windows to the side and rear, uPVC obscured glazed door providing access to the rear garden, television point and understairs cupboard housing newly fitted gas 'Ideal' combi boiler.

First Floor Landing

uPVC double glazed window to the side, oak engineered flooring, telephone point, stairs rising to the second floor and doors to the bedrooms and bathroom.

Bedroom Two

9'7 x 15'8 into the bay window (2.92m x 4.78m into the bay window)

uPVC double glazed bay window to the front, radiator and television point.

Bedroom Three

13'8 x 9'5 (4.17m x 2.87m)

uPVC double glazed window to the rear, radiator and wood effect flooring.

Bedroom Four

7'8 x 6'8 (2.34m x 2.03m)

uPVC double glazed window to the front and radiator.

Bathroom

8'3 x 7'6 (2.51m x 2.29m)

'P' shaped bath with mixer tap over and shower attachment, low level WC incorporated with cupboards to the side, vanity wash hand basin with mixer tap over, two uPVC obscured double glazed windows to the rear, heated towel rail and tiled effect flooring.

Second Floor Landing

uPVC patterned double glazed window to the side, smoke alarm and door to:-

PROPERTY DESCRIPTION

Master Bedroom

10'6 x 15'5 with sloping head height (3.20m x 4.70m with sloping head height)

uPVC double glazed window to the rear and two Velux windows to the front, eave storage cupboards, radiator, television point and door to:-

En-suite Shower Room

6'0 x 5'10 (1.83m x 1.78m)

Fully tiled shower cubicle with mains shower and sliding doors, low level WC, corner wash hand basin with mixer tap and tiled splashbacks, shaver point, heated towel rail, extractor fan, uPVC obscured double glazed window to the rear and wood effect flooring.

Outside

A fabulous 100ft rear garden which is predominately laid to lawn and fenced to each boundary. An ideal outdoor space for a family to enjoy.

Garage

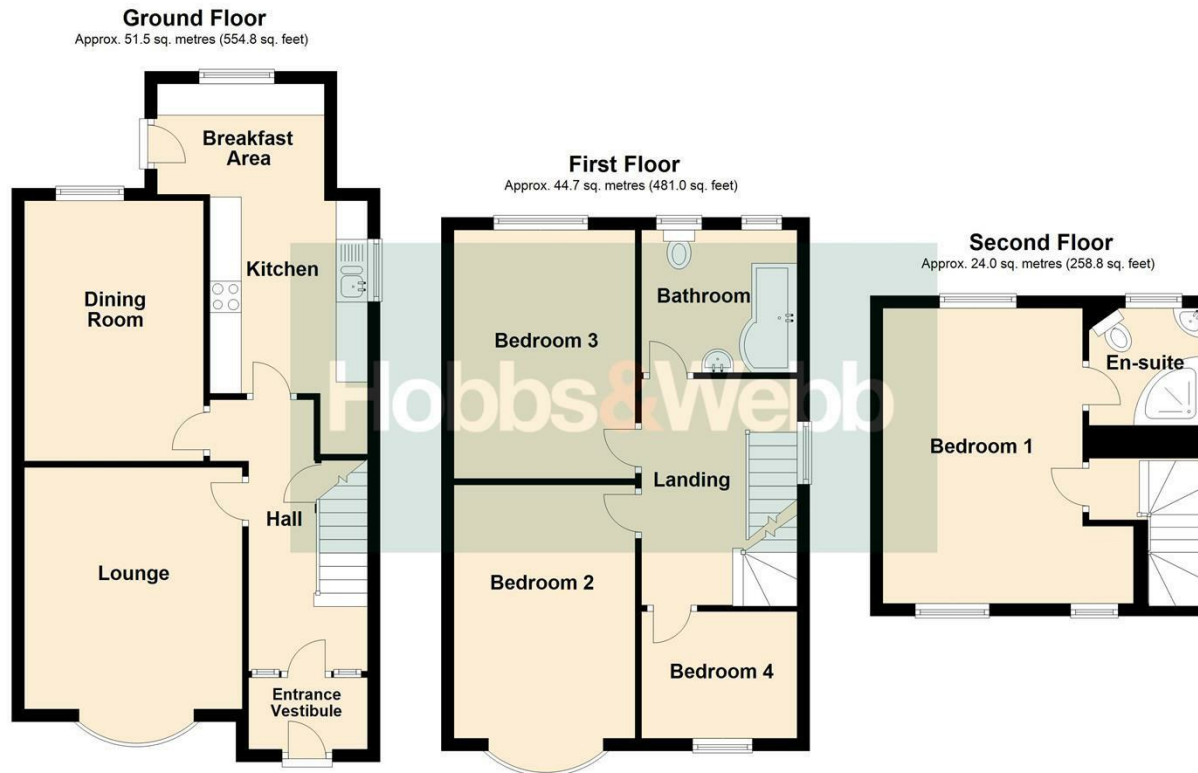
19'10 x 9'4 (6.05m x 2.84m)

Up and over door, power, lighting and side access door to the rear garden.









Total area: approx. 120.3 sq. metres (1294.6 sq. feet)

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Hobbs & Webb

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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.