



**Hobbs & Webb**

MENDIP ROAD  
Weston-super-Mare, BS23 3HB

Price £220,000



Offering 2 double bedrooms a detached coach house in a quiet cul de sac location within a level walk of local shops and other facilities as well as the nearby town centre and sea front of Weston-super-Mare. The property would suit a variety of purchasers but would make an ideal buy to let investment or first time purchase. The accommodation which is gas centrally heated and Upvc double glazed has an entrance at ground floor level with staircase rising to a good size lounge / dining room living space, an inner hall leads to a modern fitted kitchen and bathroom and access to double bedrooms. The property is sold with a larger than average single garage with electric up and over door, power and light, with the added benefit of a useful understair storage cupboard. The property is also being sold with solar panels which are owned outright.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

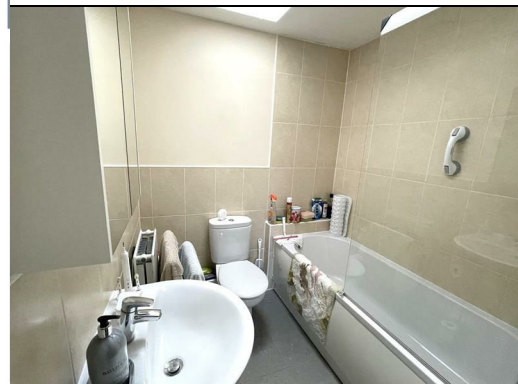
EPC Rating:

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

Half glazed entrance door to lobby area with inset door mat and radiator with staircase rising to.

## Lounge / diner

19'6" x 14'8" to 11'4" (5.94m x 4.47m to 3.45m)

Double glazed sky light and Upvc double glazed window, double and single radiators, T.V. and telephone points, cupboard housing gas fired boiler providing hot water and central heating as well as storage, leading to.

## Inner hall

Further storage cupboard.

## Kitchen

9'7" x 6'11" (2.92m x 2.11m)

Upvc double glazed window to front, fitted with modern white high gloss units comprising 3 single wall cupboards, single bowl and sink tidy with mixer tap over and cupboard under, further base cupboards and triple base drawers with 2 deep pan drawers, 4 ring electric hob with stainless steel splash back and stainless steel chimney extractor hood and light over. Plumbing for washing machine, integrated electric oven, timber effect work tops with matching upstands, space for fridge / freezer, tiled floor radiator.

## Bedroom 1

11'10" extending to 13'8" into wardrobes x 9'7" (3.61m extending to 4.17m into wardrobes x 2.92m)

Upvc double glazed window to front, radiator, triple wardrobes with sliding doors.

## Bedroom 2

10'2" x 9'7" (3.10m x 2.92m)

Including double wardrobe with sliding doors, Upvc double glazed window radiator.

## Bathroom

6'1" x 5'11" (1.85m x 1.80m)

Double glazed sky light, extractor, radiator, fitted with white suite of pedestal wash hand basin with shaver socket, low level W.C., panelled bath with mixer tap and mains mixer shower over, glazed screen, half tiled surrounds fully tiled to the bath area, tiled floor.

## Outside

Parking space leading to garage with electric up and over door measuring 19'5" x 10'6" (5.92m x 3.20m), with power and light and door leading to under stair storage cupboard.

## Tenure

Freehold

AGENTS NOTE the property has solar panels which are owned outright.

## Material Information.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

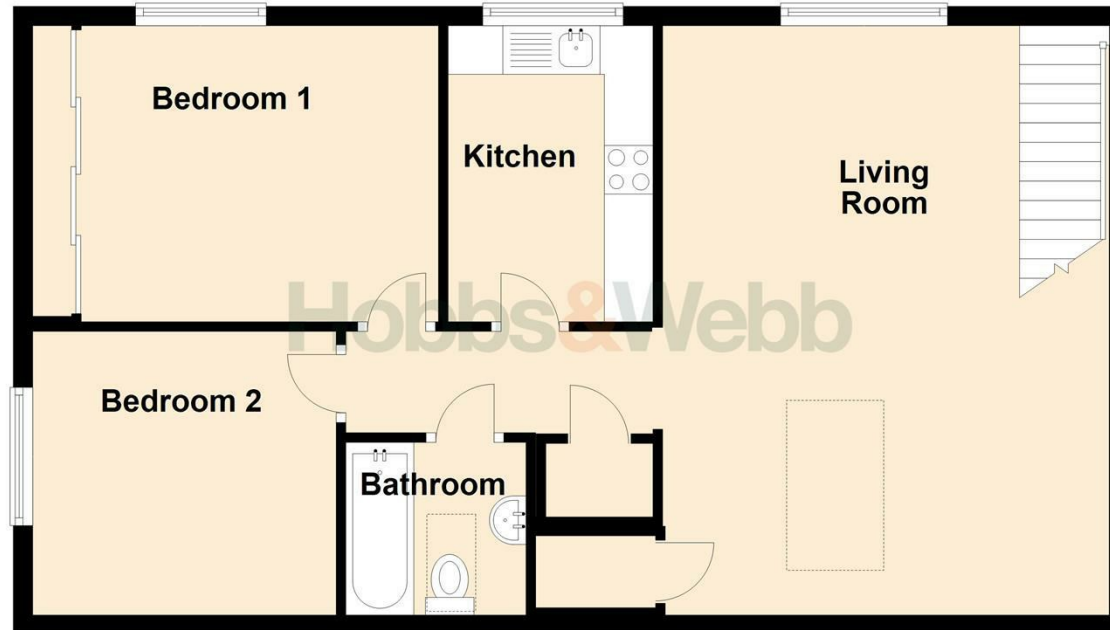
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

## Ground Floor



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

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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.