



**Hobbs & Webb**

**TREWARTHA PARK**  
Weston-super-Mare, BS23 2RP

Price £385,000



Introducing a charming four-bedroom 1930s semi-detached house perched on the coveted Weston hillside, available with no onward chain.

This spacious property boasts three reception rooms, offering ample space for diverse living arrangements. With a versatile layout, it presents the opportunity for a fifth bedroom or perhaps a study.

The property retains its characterful allure while inviting personal touches, presenting an ideal canvas for cosmetic enhancements.

Situated on an established, tree-lined road renowned for its desirability, it offers a serene residential setting. Beyond its inviting facade lies a double garage internally accessed, providing secure parking or versatile storage options. The driveway accommodates two vehicles, ensuring convenience for residents and guests alike.

A highlight of the property is its private rear garden, characterized by a mix of lush lawn and charming crazy paving, offering an inviting outdoor space for relaxation or entertainment. Don't miss the chance to make this timeless residence your own, blending classic charm with modern possibilities.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

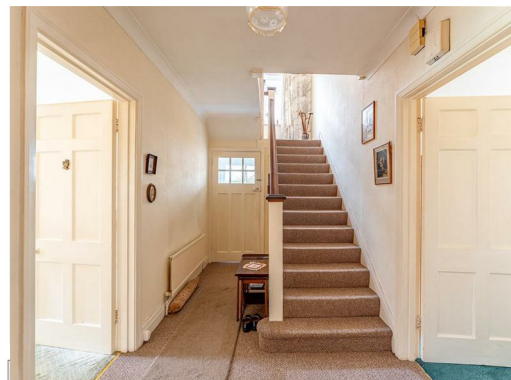
EPC Rating: E

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>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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# PROPERTY DESCRIPTION

## Entrance Porch

Entered via a uPVC part obscured double glazed entrance door with obscured double glazed side window, tiled flooring and understairs storage cupboard and door to:-

## Entrance Hall

Coved ceiling, radiator, stairs rising to the first floor landing, telephone point, doors to the three reception rooms and door to the double garage.

## Living Room

14'8 x 12'7 (4.47m x 3.84m)

Coved ceiling, uPVC double glazed bay window to the front uPVC double glazed window to the side, two radiators, electric fire with marble hearth and wooden mantle, three wall lights and television aerial.

## Sitting Room

14'8 x 12'5 (4.47m x 3.78m )

Coved ceiling, uPVC double glazed bay window to the rear, uPVC double glazed window to the side, two radiators, electric fire with brick surround, three wall lights and television point.

## Dining Room

14'7 x 10'7 (4.45m x 3.23m)

Beamed ceiling, feature stone inglenook feature fireplace, radiator, larder cupboard, two radiators, sliding patio doors to the rear garden and opening to the kitchen.

## Kitchen

10'5 x 7'0 (3.18m x 2.13m)

A matching range of wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over. Space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, ground level gas boiler and three single glazed windows.

## Landing

uPVC double glazed window on the split landing, coved ceiling, radiator, cupboard with double doors and doors to bedrooms, bathroom, separate WC and shower room.

## Bedroom One

14'9 x 12'7 (4.50m x 3.84m )

uPVC double glazed window to rear and side, two radiators, vanity wash hand basin and coved ceiling.

## Bedroom Two

14'8 x 11'7 (4.47m x 3.53m)

uPVC double glazed window to front and side, two radiators and coved ceiling,

## Bedroom Three

14'8 x 9'10 (4.47m x 3.00m)

uPVC double glazed window to front, radiator and coved ceiling.

## Bedroom Four

10'2 x 8'9 (3.10m x 2.67m)

Single glazed window to the rear, radiator, coved ceiling and picture rail.

# PROPERTY DESCRIPTION

## **Bedroom Five/ Study**

5'6 x 5'5 (1.68m x 1.65m)

Picture rail, exposed floor boards, single glazed window and door to the balcony.

## **Bathroom**

uPVC obscured double glazed window to the front, panelled bath with twin taps over, pedestal wash hand basin with twin taps over, cupboard with hot water tank, partially tiled walls and vinyl flooring.

## **Shower Room**

Fully panelled walls, chrome mains shower with shower curtain, radiator and wood effect laminate flooring.

## **Spearate WC**

uPVC obscured double glazed window to the front and low level WC.

## **Outside**

FRONT - driveway providing parking for two in front of the double garage, a central lawn area and a path to the side of the house, entrance porch and rear garden.

REAR - To the rear of the house there is a patio area directly to the rear, a lawn area with shrub borders and fencing and a pathway leading to the front of the house.

## **Two Garages**

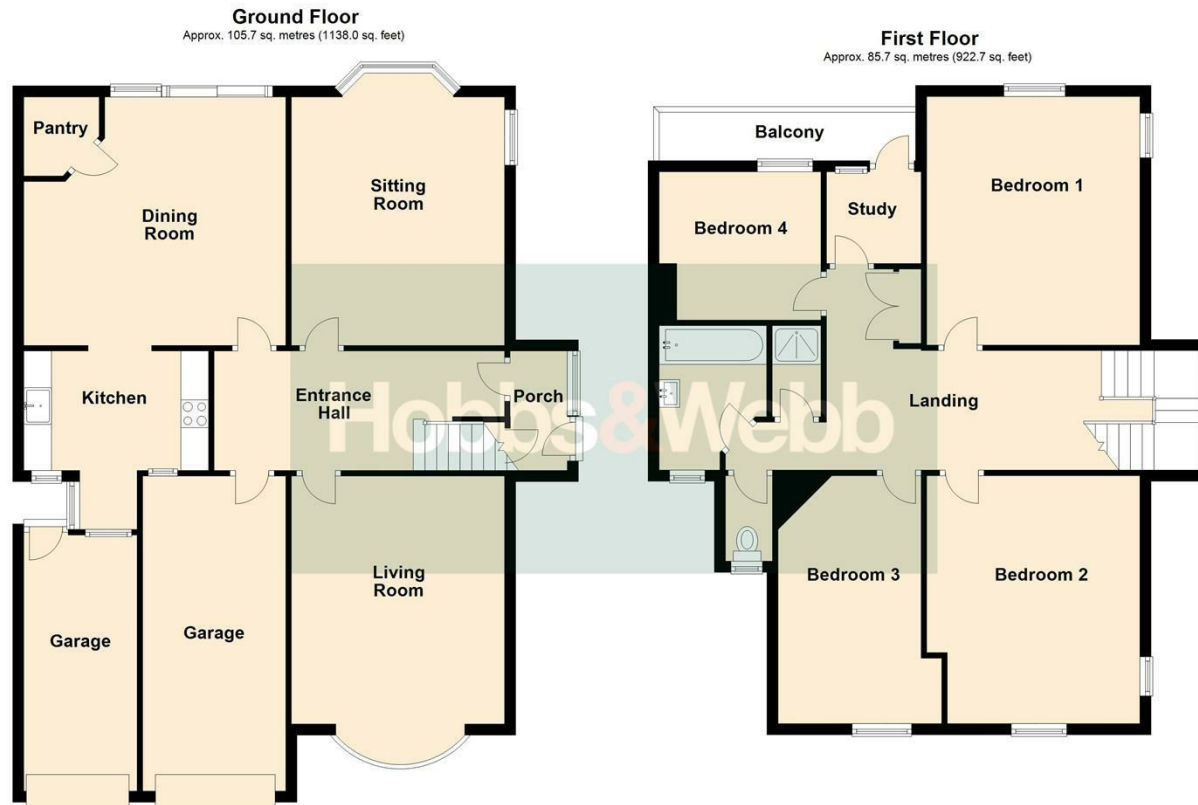
Garage One - 18'9 x 8'6 (5.72m x 2.59m)

Garage Two - 15'2 x 6'8 (4.62m x 2.03m)









Total area: approx. 191.4 sq. metres (2060.7 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



### 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.