



**Hobbs & Webb**

**BROCKLEY CRESCENT**  
Weston-super-Mare, BS24 9LG

Price £260,000



A detached bungalow located in the ever popular quiet residential location of Bleadon Hill on the southern outskirts of the town of Weston-super-Mare. The property has gas central heating with replacement boiler as well as Upvc double glazing but will benefit from modernisation. The property has a good size lounge / diner leading to the kitchen both of which have access to the rear garden, as well as 2 bedrooms and a bathroom. There is a front garden with a driveway to the side which provides off road parking for numerous vehicles which in turn leads to a detached garage with power and light, the rear garden is private and enclosed.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Outside light Upvc double glazed door and side panel to.

## Entrance Hall

Meter cupboard and further cupboard housing newly installed gas fired boiler providing hot water and central heating.

## Lounge

19'0" x 12'1" (5.79m x 3.68m)

2 radiators, Upvc double glazed sliding patio doors to the rear garden, door to.

## Kitchen

9'8" x 7'11" (2.95m x 2.41m)

Upvc double glazed window to side and Upvc double glazed back door and side panel to the rear garden, fitted with 2 double and single wall cupboards, single bowl single drainer sink with double cupboard under, further double base cupboard and triple base drawers, plumbing for washing machine, gas cooker point, space for fridge freezer, tiled surrounds, larder style cupboard.

## Bedroom 1

14'10" x 12'0" (4.52m x 3.66m)

Upvc double glazed window to front, radiator, loft access.

## Bedroom 2

11'11" x 7'10" (3.63m x 2.39m)

Upvc double glazed window to front, radiator.

## Bathroom

5'11" x 5'7" (1.80m x 1.70m)

Obscure Upvc double glazed window to side, white suite of panelled bath, pedestal wash hand basin, low level W.C. radiator, tiled surrounds, built in cupboard.

## Outside

45'0" x 22'0" (13.72m x 6.71m)

Front garden laid to lawn with tarmac driveway to side providing parking for several vehicles leading to a garage with up and over door and window to rear with light and power and measuring 15'9" x 8'2" to 7'5" to brick pier (4.80m x 2.49m to 2.26m to brick pier). A timber pedestrian gate provides access to the rear garden which is private, enclosed by timber fencing and laid to concrete seating area, chipping stone bed and lawn and measures approximately 45'0" x 22'0" (13.72m x 6.71m).

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric,
- Water supplied via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the cabinet

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

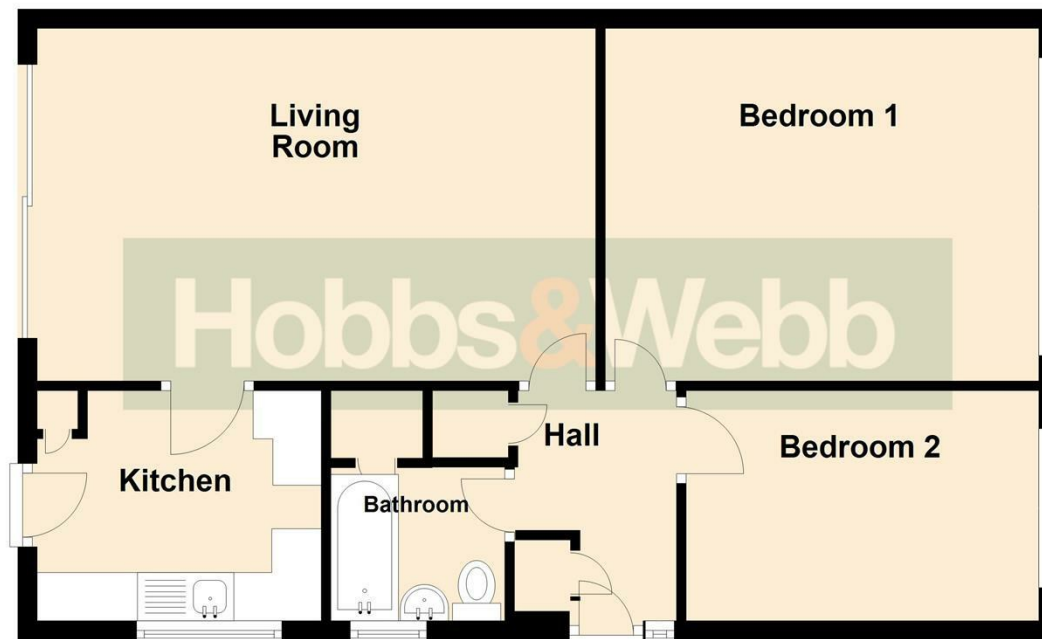
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 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 a representation either by the Seller or his Agent. Copyright - Hobbs & Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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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.