



**Hobbs&Webb**

**OTTAWA ROAD**  
Weston-Super-Mare, BS23 4PP

Price £275,000



Offering an impressive 127 square meters of accommodation that will suit expanding families or make a good buy to let investment being a short walk from Weston hospital and the Loxton campus of Weston College, with a south facing lounge 17'2 x 15'9" (5.23m x 4.80m) separate dining room and kitchen breakfast room as well as a wet room / utility room. On the first floor 4 double bedrooms and modern fitted bathroom. The property has Upvc double glazing and gas central heating as well as solar panels on a lease. Outside front and good size south facing garden to the rear whilst a driveway provides parking for 2 to 3 cars. Must be viewed.

#### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

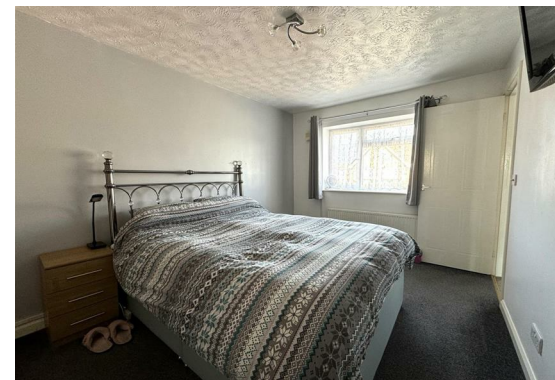
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	85	87
(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		
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

## Open Porch

Outside light, part stain and leaded light front door to.

## Entrance Porch

5'0" x 4'0" plus recess (1.52m x 1.22m plus recess)

Wall cupboard housing electric fuse box, radiator, timber effect flooring, half glazed door to.

## Lounge

17'2" x 15'9" overall (5.23m x 4.80m overall)

A lovely light south facing room, 2 radiators, T.V and telephone points, Upvc double glazed double French doors to the rear garden and further half glazed composite door also to the rear garden, double half glazed doors to.

## Dining Room

10'10" x 9'8" (3.30m x 2.95m)

Upvc double glazed window to the front, radiator, T.V and telephone points, wired for a wall light.

## Kitchen breakfast room

17'5" x 8'5" (5.31m x 2.57m)

Upvc double glazed windows to front and side, fitted with a range of units comprising 2 glass fronted display cabinets corner wall cupboard and 3 eyeline units, shelved larder unit, in and out pantry unit, integrated fridge and freezer, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers, triple base drawers with 2 deep pan drawers with granite effect work tops over with matching

upstands, plumbing for dishwasher, space for tumble drier, space for range style cooker with stainless steel chimney extractor hood and light over, radiator, timber effect flooring.

## Utility wet room

9'2" x 7'4" (2.79m x 2.24m)

Upvc double glazed windows to side and rear, radiator and extractor, tiled shower area with electric shower, low level W.C., pedestal wash hand basin with tiled splash back, cupboard housing wall mounted gas fired boiler providing hot water and central heating and plumbing for a washing machine.

From entrance hall staircase rising to.

## First floor landing

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

## Bedroom 1

13'2" x 9'5" (4.01m x 2.87m)

Plus 2 built in wardrobes with louvred doors, Upvc double glazed window to front, radiator and telephone point.

## Bedroom 2

15'7" to 14'4" x 8'6" (4.75m to 4.37m x 2.59m)

Plus built in wardrobe with louvred doors, Upvc double glazed window front, radiator, timber effect laminate flooring.

# PROPERTY DESCRIPTION

## Bedroom 3

11'5" x 9'9" (3.48m x 2.97m)

Plus built in wardrobe with louvered double doors, Upvc double glazed window to rear, T.V. and telephone points, timber effect laminate flooring.

## Bedroom 4

11'4" to 10'2" x 8'6" (3.45m to 3.10m x 2.59m)

Plus double cupboard with louvered doors, Upvc double glazed window to rear, radiator, T.V. point, timber effect laminate flooring.

## Bathroom

8'4" x 5'10" (2.54m x 1.78m)

Fitted with a white suite of panelled bath with mains mixer shower unit over, pedestal wash hand basin, low level W.C., tiled surrounds, Upvc double glazed window to rear, radiator and extractor.

## Outside

The front garden is part enclosed by brick walling laid to lawn, pathway, shrub bed and chipping stone bed with tarmacadam driveway to side providing parking for 2 to 3 cars, timber pedestrian gate providing access to the rear garden. The rear garden is of a good size measuring approximately 46'0" x 30'0" ( 14.02m x 9.14m) southerly facing thus attracting a good deal of sunlight, enclosed by timber fencing with brick paved seating area with outside power point, security light, outside tap, chipping stone bed area of lawn leading to further seating area laid to timber decking and paving, storage area enclosed by timber fencing, useful brick built storage shed 9'6" x 6'1" (2.90m x 1.85m) with power and light and window to rear.

## Tenure

Freehold

Agents note the solar panels are on a lease from Alliance Homes believed to be 25 years from 2011.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband via fibre to the property

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)

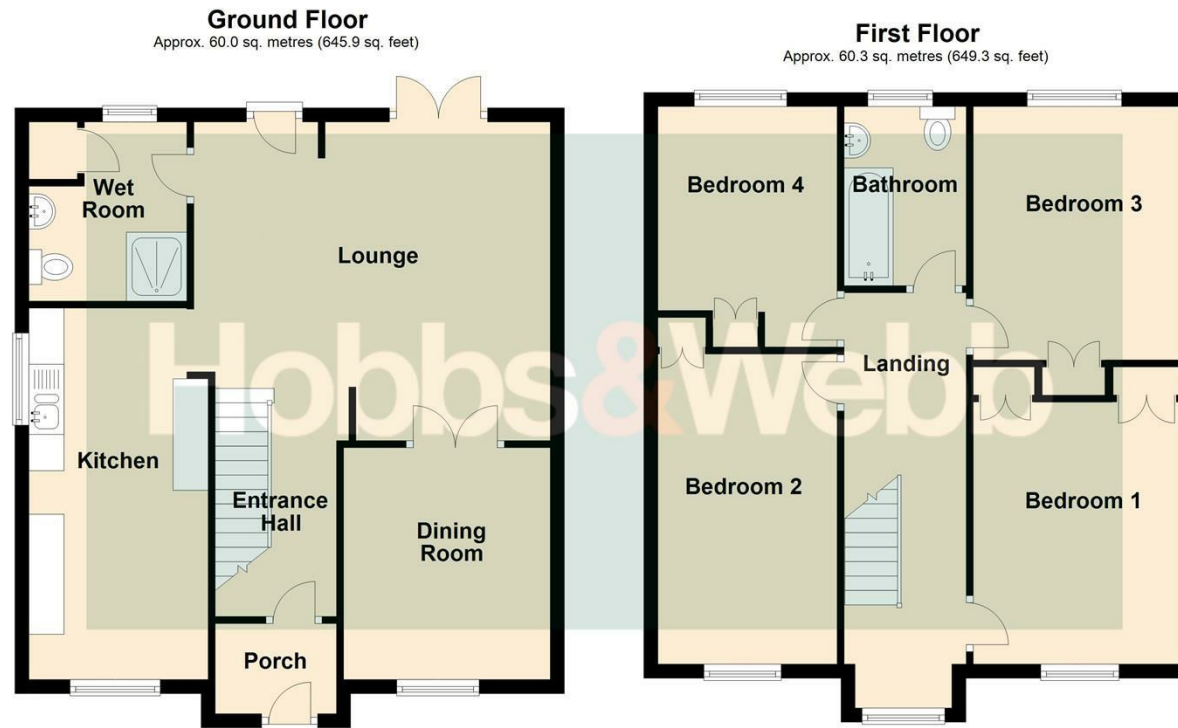
Flood Information:

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









Total area: approx. 120.3 sq. metres (1295.2 sq. feet)

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Plan produced using PlanUp.

# Hobbs&Webb

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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.