



**Hobbs & Webb**

**ELDERBERRY WALK**  
Weston-Super-Mare, BS22 6SN

Price £245,000



Being sold with no onward chain and ideally suiting first time buyers or investment purchasers an end of terrace semi detached house located on the level within a popular Worle location within easy reach of Worle High street, train station, shops and other local facilities. The property has Upvc double glazing and gas central heating with the accommodation comprising entrance hall to lounge through diner, kitchen, on the first floor a good size shower room, 3 bedrooms 2 doubles and a single whilst outside front and enclosed level private westerly facing rear garden that attracts a good deal of sunshine and a garage a short walk away in a block.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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**

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# PROPERTY DESCRIPTION

Outside security light, Upvc double glazed front door and side panel to.

## Lounge

13'7" x 11'10" to 13'3" max recess (4.14m x 3.61m to 4.04m max recess)

Coved ceiling, Upvc double glazed shallow bay window to front, chimney breast with coal effect electric fire with timber surround marble style inset and hearth, T.V. and telephone points.

## Dining area

9'5" x 8'10" (2.87m x 2.69m)

Upvc double glazed sliding patio doors to rear garden, radiator, Georgian style glazed door to.

## Kitchen

8'11" x 8'3" (2.72m x 2.51m)

Upvc double glazed window to rear, fitted with modern Beech effect units comprising 3 double wall corner display and over extractor unit. Single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers with roll edge work tops over with tiled surrounds. Integrated stainless steel electric oven, stainless steel 4 ring gas hob with extractor hood and light over, plumbing for washing machine, timber effect laminate flooring, door to under stair storage cupboard, Upvc double glazed door to side.

Stair case from entrance hall to.

## First floor landing

Upvc double glazed window to side, airing cupboard housing gas fired boiler providing hot water and central heating, loft access.

## Bedroom 1

11'7" x 9'5" (3.53m x 2.87m)

Including built in double wardrobes and 3 double over head storage cupboards and shelved corner cupboard, Upvc double glazed window to front, radiator.

## Bedroom 2

11'2" x 8'4" (3.40m x 2.54m)

Plus door recess, Upvc double glazed window to rear, radiator, T.V. and telephone points.

## Bedroom 3

8'5" x 7'0" (2.57m x 2.13m)

Including stair riser with built in cupboard over, radiator, Upvc double glazed window to front.

## Shower room

8'0" x 5'7" (2.44m x 1.70m)

White suite of tiled one and a half size shower cubicle with mains mixer shower unit with sliding screen, low level W.C., pedestal wash hand basin with mixer tap over, tiled surrounds, wall mirror and shaver light and socket, Upvc double glazed windows to side and rear, timber effect flooring and radiator

## Outside

The property is located a few short steps from Silverberry road the front garden approached via timber side gate with pathway to front door, level lawn with well stocked flower and shrub borders and enclosed by brick walling and timber fencing. Timber side gate to the side of the property with

# PROPERTY DESCRIPTION

polycarbonate roof providing storage area with timber garden shed, outside tap and leading to a westerly facing private rear garden enclosed by brick walling and timber fencing with timber decked seating area, level lawn with well stocked mature flower and shrub beds and borders. Garage in a nearby block approached via Snowdrop Close, first on right with up and over door measuring 16'8" x 7'9" to 6'11" piers (5.08m x 2.36m to 2.11m piers).

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water on metered supply via 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)

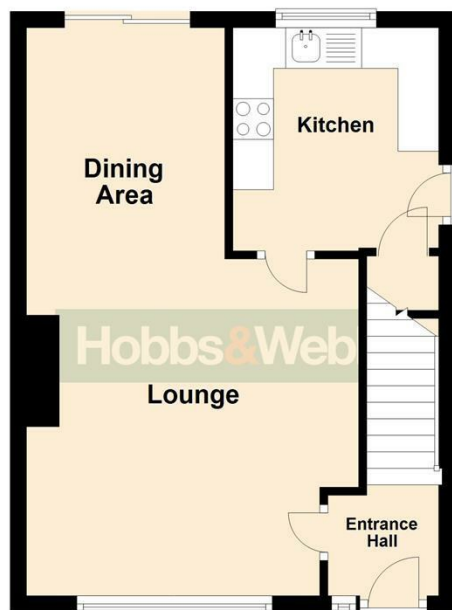






### Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



### First Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.0 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.