



Hobbs & Webb

TOTTERDOWN ROAD
Weston-Super-Mare, BS23 4LN

Price £285,000



Located on the level within the ever popular southward area of Weston-super-Mare, within a level walk of Clarence Parks and the sea front and being sold with no onward chain, an extended semi detached house with 78 foot (23 metre) rear garden. The property which does have Upvc double glazing and gas central heating offers potential purchasers the opportunity to place their own stamp on it. The accommodation comprises entrance hall, lounge, dining room, a kitchen break fast room which measures 16'5" x 13'9" (5.00m x 4.19m), cloakroom and store room. On the first floor 3 bedrooms and an extended bathroom, whilst the loft space offers the possibilities of further accommodation subject to the necessary building and planning consents.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(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

info@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Upvc part leaded and stain double glazed front door and top light to.

Entrance Porch

4'0" x 3'11" (1.22m x 1.19m)

Inner Upvc double glazed door, side panel and top light to.

Entrance Hall

Coved ceiling, picture rail, radiator, timber flooring, under stairs cupboard with single glazed window. Half glazed door to.

Lounge

13'5" bay x 12'6" recess (4.09m bay x 3.81m recess)

Upvc double glazed westerly facing window to the front, radiator, chimney breast with bradstone surround, hearth and timber mantle with coal electric fire, coved ceiling, picture rail, T.V. point, glazed double doors to.

Dining Room

12'1" x 10'9" (3.68m x 3.28m)

Coved ceiling, picture rail, chimney breast with bradstone surround, hearth and timber mantle with electric coal effect, return half glazed door to the entrance hall and aluminium sliding doors to.

Kitchen / breakfast room

16'5" 13'9" (5.00m 4.19m)

Strip light, aluminium double glazed sliding patio doors to the rear garden, Upvc double glazed window to the side, wall mounted gas fired boiler providing hot water and central heating. Fitted with a range of medium oak style wall cupboards, display cabinets, double and single glass fronted display cabinets. One and half bowl single drainer polycarbonate sink with mixer tap over with cupboard under,

further double and single base cupboards and drawers, 2 sets of 4 base drawers and 2 deep pan drawers, corner display units with roll edge work tops over, tiled surrounds, plumbing for washing machine, space for cooker, radiator, tiled floor, half glazed door to entrance hall, half glazed door to.

Rear lobby

9'11" x 3'0" (3.02m x 0.91m)

Upvc double glazed door to front, Upvc double glazed door to the rear garden, door to.

Store room / study

9'3" x 6'4" (2.82m x 1.93m)

Upvc double glazed windows to side and rear, double cupboard with louvered doors.

Cloakroom

Low level W.C. Upvc double glazed window.

From entrance hall half turn staircase to.

First floor landing

Upvc double glazed window to side, loft access with fold down ladder to loft access with light.

Bedroom 1

14'0" into bay x 10'7" recess plus door recess (4.27m into bay x 3.23m recess plus door recess)

Picture rail, Upvc double glazed bay window to front with stain glazed top lights, recess's with double and single wardrobes and overhead storage cupboards, radiator.

PROPERTY DESCRIPTION

Bedroom 2

12'0" x 10'9" recess (3.66m x 3.28m recess)

Picture rail, Upvc double glazed window to the rear garden, recess's with built in double wardrobes, radiator.

Bedroom 3

8'9" x 6'0" plus door recess (2.67m x 1.83m plus door recess)

Picture rail, Upvc double glazed window to front, radiator.

Bathroom

13'8" x 6'8" (4.17m x 2.03m)

Coved ceiling, Upvc double glazed windows to side and rear, fully tiled walls, fitted with a white suite of panelled bath, low level W.C., vanity wash hand basin with cupboards and drawers below, 2 wall lights, one and a half sized tiled shower cubicle with sliding screen and electric shower, spot light and extractor.

Outside

78'0" x 22'0" (23.77m x 6.71m)

The front garden is approached via double gates is paved providing off street parking (note the kerb is not currently dropped) enclosed by block walling, timber gate to the side of the property leading to the rear lobby. The rear garden is a real feature of the property is approximately 78'0" x 22'0" (23.77m x 6.71m) laid to crazy paved patio with step down to paved patio with outside tap, 2 areas of level lawn with central pathway, flower and shrub borders, leading to further concrete seating area with timber garden shed, the rear garden is enclosed by local lime stone walling and timber fencing, note the rear garden backs onto the branch railway line.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 115.3 sq. metres (1240.7 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 a representation either by the Seller or his Agent. Copyright - Hobbs & 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.