



**Hobbs & Webb**

**ADDICOTT ROAD**  
Weston-Super-Mare, BS23 3PX

Price £345,000



Nestled in the sought-after Southward area, this delightful 1930s semi-detached house offers a perfect blend of character and potential. With four generously sized bedrooms, a lounge, a sitting room, and a dining area, this home provides ample space for family living and entertaining.

The property features a sunny aspect garden, stretching approximately 60 feet in length, ideal for outdoor activities and relaxation. Backing onto playing fields, it offers a serene and picturesque backdrop.

While the house may benefit from some general modernisation, it presents an exciting opportunity to create a personalized dream home.

Additional features include a 20-foot garage, perfect for use as a workshop or additional storage space.

Don't miss out on the chance to own a piece of history in one of Southward's most desirable locations. Contact us today to arrange a viewing!

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

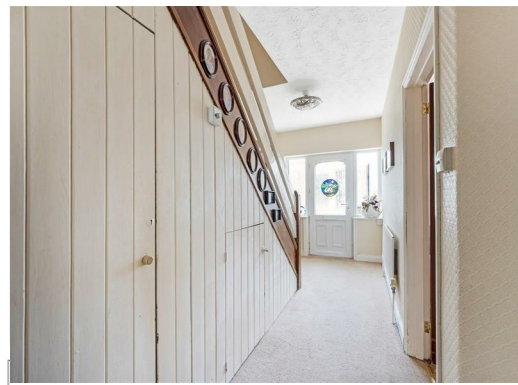
EPC Rating: E

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	74
(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	54
<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**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

Double uPVC patio doors into entrance porch, tiled flooring and uPVC obscured double glazed door into:-

## Entrance Hall

Stairs to all first floor landing, under stairs storage cupboards, radiator, smoke alarm and doors to lounge and diner area.

## Lounge

12'5 x 15'5 into the bay (3.78m x 4.70m into the bay )

uPVC double glazed bay window to the front aspect, feature fireplace with inset gas fire, two radiators and television point.

## Dining Area

9'7 x 8'9 (2.92m x 2.67m)

uPVC double glazed window to the side aspect, cupboard housing gas combi boiler, radiator, door to the kitchen and opening to:-

## Sitting Room

Radiator, television point and uPVC double glazed patio doors to the rear garden.

## Kitchen

13'3 x 10'5 (4.04m x 3.18m)

A range of wall and base level cupboard units with square edge work surfaces. Inset stainless steel one and a half bowl sink. Space and plumbing for all white good, eye level electric oven and built in microwave. Four ring gas hob with extractor hood over, uPVC double glazed windows to the side and rear, radiator, vinyl flooring and door to rear porch with door to rear garden and cloakroom.

## Cloakroom

Low level WC, wash hand basin, tiled splashbacks and uPVC obscured double glazed window to the side aspect.

## First Floor Landing

uPVC obscured double glazed window to the side aspect, radiator, loft access (ample room to extend subject to the normal consents) and doors to the bedrooms and bathroom.

## Bedroom One

11'2 x 16'1 into the bay (3.40m x 4.90m into the bay)

uPVC double glazed bay window to the front aspect, built in wardrobes and radiator.

## Bedroom Two

13'3 x 10'2 (4.04m x 3.10m)

uPVC double glazed bay window to the rear aspect, built in wardrobes and radiator.

## Bedroom Three

13'3 x 10'5 (4.04m x 3.18m)

uPVC double glazed window to the rear aspect and radiator.

## Bedroom Four

8'0 x 7'10 (2.44m x 2.39m)

uPVC double glazed window to the front aspect and radiator.

# PROPERTY DESCRIPTION

## **Rear Garden**

Approximately 60ft in length and enjoying a sunny aspect. Patio leads to lawned areas and another seating area laid to stone chippings. Mature flower, shrubs and bushes.

## **Garage**

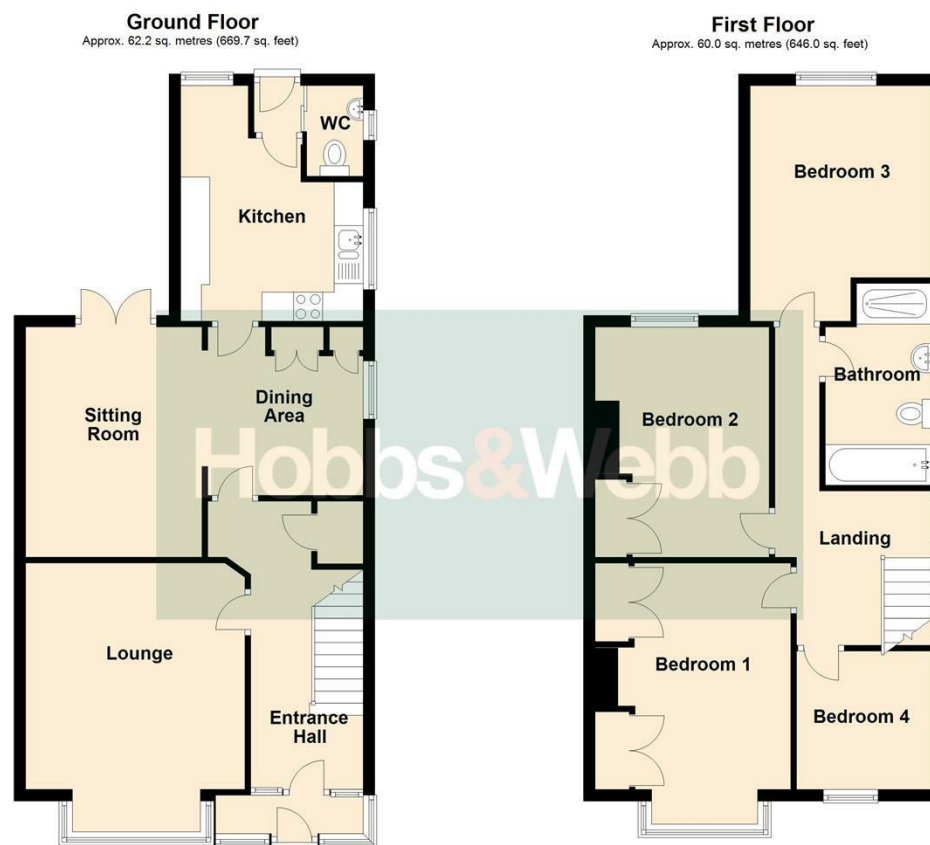
19'9 x 8'9 (6.02m x 2.67m)

Accessed via a shared driveway with electric rolling door, power, lighting, uPVC double window to the rear and side door providing access to the garden.









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Plan produced using PlanUp.

# Hobbs & Webb

01934 644664

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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.