



**Hobbs & Webb**

**THE WORTHINGS**

Lympsham, Weston-Super-Mare, BS24 0DJ

Price £588,000



Hobbs and Webb are delighted to welcome to the market this wonderful three bedroom detached bungalow which has been significantly extended and enjoying spacious and versatile living accommodation and three generous size double bedrooms. Situated towards the end of a quiet cul-de-sac close to the centre of the popular village of Lymsham and just a few minutes walk to nearby Church of St. Christopher's, Lymsham Church of England Primary School, Cricket Field & Tennis Courts with popular Sports Pavilion & Bar, plus a well stocked local shop & Post Office. Furthermore, there is an excellent bus service running through the village from Burnham On Sea to Weston-super-Mare and easy access to the M5 at junction 22 approximately four miles south. In brief the immaculate accommodation with oak paneled internal doors comprises entrance hall with oak engineered flooring which continues through the living accommodation, open-plan room flowing through to the sitting room plus stunning Sun Lounge with lantern skylight and overlooking the well stocked and mature garden. A modern & extended Kitchen/Breakfast room with Utility room off providing access to the garage. Furthermore there are three good size bedrooms (one currently fitted out as study) with the Master featuring twin built-in wardrobes & a modern en-suite shower room. Finally there is also a separate modern Shower room for guest use accessed from the Hall. We highly recommend an internal viewing at the earliest opportunity to avoid disappointment.

### Local Authority

Sedgemoor Council Tax Band: E

Tenure: Freehold

EPC Rating: C

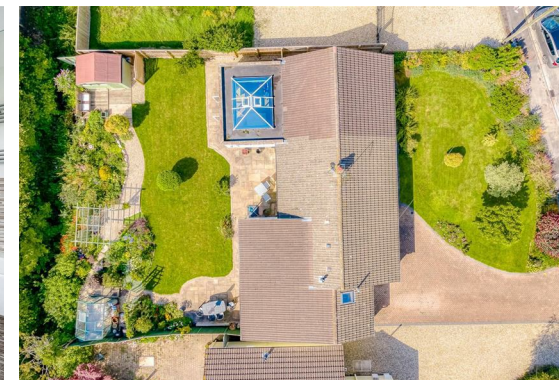
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

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



# PROPERTY DESCRIPTION

## Entrance Hall

Composite front door with twin light panels opening to 'L' shape Hallway with wood engineered oak flooring, radiator, mat well, loft access and door to useful cloakroom/cupboard.

## Dining Room

A lovely bright room which flows effortlessly through to the Sitting Room and beyond into the Sun Lounge with engineered Oak flooring continuing throughout giving a modern open-plan feel, although double doors can be closed to separate the Dining room from the Sitting Room if required. Twin uPVC double glazed windows to rear aspect overlooking the garden, radiator, coved ceiling and opening to Kitchen/Breakfast Room.

## Kitchen/Breakfast Room

A beautiful extended space including kitchen area fully equipped with large central island featuring one & a half bowl sink with mixer taps. Range of base & eye level cupboards with granite work surfaces including Island unit. Double NEFF electric ovens & five ring NEFF gas hob with concealed extractor hood over. 'Worcester' gas boiler. Dual aspect room with twin double glazed windows overlooking rear garden plus a further side aspect double glazed window. Wood effect flooring, radiator, ceiling spotlights and door to Utility room.

## Utility Room

uPVC double glazed window & door leading out to the rear garden. Door to Garage. Range of base units with solid Oak worksurface & 'Belfast' sink with mixer tap over. Space and plumbing for washing machine and dishwasher,

space for American style fridge/freezer, radiator, spotlights, wood effect flooring.

## Sitting Room

Feature fireplace with remote controlled wood effect electric fire, television point over with concealed cabling, three wall lights, radiator, coved ceiling, door to bedroom three/study and a wide opening to:

## Sun Lounge

A fabulous room which benefits from a large sun lantern roof light, twin double glazed patio doors with side panels plus a large double glazed window to one side flooding the room with natural light and enjoying the southerly views of the beautiful garden. Featuring the same engineered oak floor flowing from the Sitting Room but with underfloor heating this room is the perfect spot for relaxing & quiet contemplation all year round. Twin electric opening Velux windows and ceiling spotlights.

## Master Bedroom

Double glazed window to front aspect, twin triple door wardrobes, radiator. Door to:

## En-suite Shower Room

Modern white suite comprising large walk-in glass shower cubicle with rainfall chrome shower & separate hand held attachment., low level WC.,pedestal wash hand basin with chrome mixer tap over, porcelain tiled floor & half tiled walls, chrome heated towel rail, uPVC obscure double glazed window.

# PROPERTY DESCRIPTION

## Bedroom Two

uPVC double glazed window to front aspect, radiator, coved ceiling and feature recessed shelving.

## Bedroom Three/Study

uPVC double glazed window to front aspect, radiator, coved ceiling, Truespeed router with connection, loft access and shelving.

## Shower Room

Fully tiled walls and flooring, large walk-in glass shower cubicle housing electric power shower, low level WC with concealed flush, wash hand basin with fitted cupboards below and chrome mixer tap over, chrome heated towel rail, uPVC obscure double glazed window, spotlights and cupboard housing hot water cylinder.

## Attached Garage

Electric roller door plus further personal uPVC obscure double glazed door to front & internal door to Utility Room. Velux window, power & light and wall mounted cupboards.

## Rear Garden

A beautiful tranquil south facing garden which has been perfectly landscaped with full width paved patio to the rear of the property with outside lights & garden tap. The garden continues with a well maintained lawn leading to a well stocked area of colourful flowers, shrubs and small trees with stone chip areas, greenhouse with power, pergola and garden shed. Side gate providing access to the front garden and driveway.

## Front Garden & Driveway

Block paved driveway suitable for parking at least three vehicles with lawned area to side housing a variety of plants & shrubs. Gated access to rear and outside light.

## Material Information.

Gas, Electric, Water are Mains Supplied.

If you wish to use the Fibre to the Premise the line provider for that is Truespeed - otherwise other Broadband Providers are available 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)

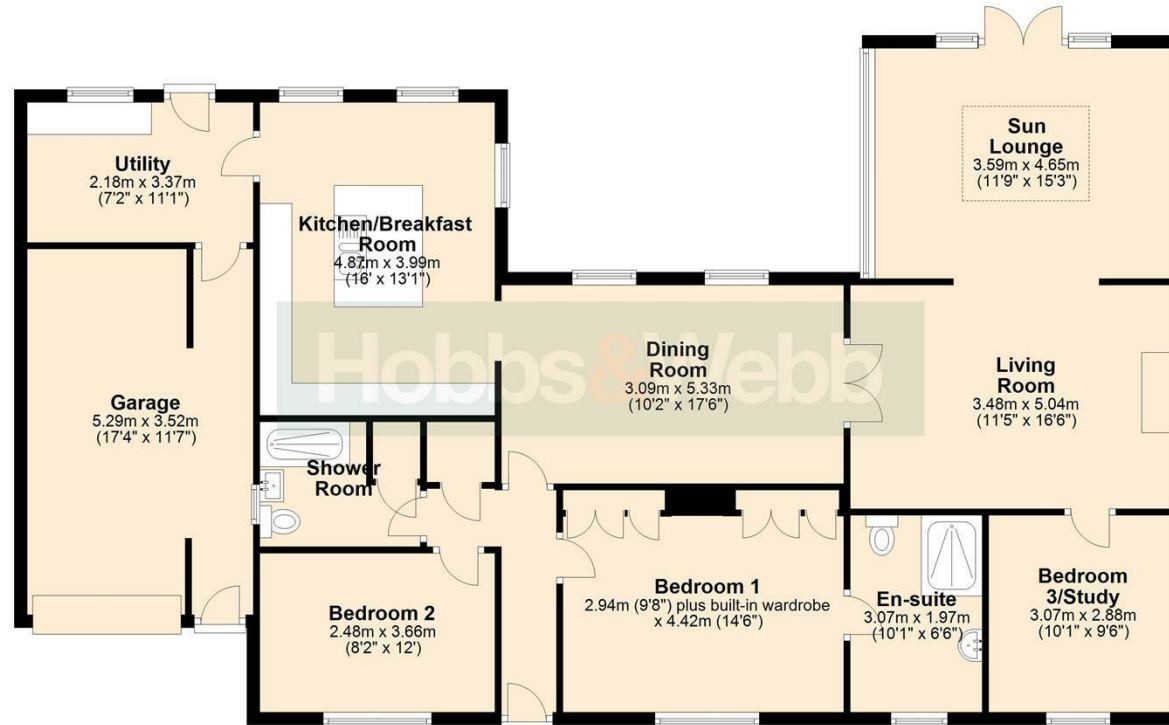






## Ground Floor

Approx. 151.1 sq. metres (1626.0 sq. feet)



Total area: approx. 151.1 sq. metres (1626.0 sq. feet)

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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.