



**Hobbs & Webb**

**WINGARD CLOSE**  
Weston-Super-Mare, BS23 4UL

Price £425,000



Exciting Opportunity to Purchase a Lovely Four Bedroom Detached Home in the Highly Regarded Village of Uphill.

Homes in this cul-de-sac seldom come to the market – and it's easy to see why.

Built in 1997, this charming home offers great curb appeal and a well-thought-out design. The property boasts a converted garage, now serving as a convenient ground-floor bedroom and wet room, adding flexibility and accessibility to the living space.

One of the standout features of this delightful home is the excellent west-facing garden, which extends to the side of the house. This spacious outdoor area provides ample room to erect a separate garage, subject to planning permission.

This lovely home is sure to appeal to a variety of buyers, and we strongly recommend a prompt viewing to fully appreciate all it has to offer. Don't miss out on this rare opportunity in Uphill!

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

## Entrance Hall

Glazed entrance door providing access into the entrance hall, radiator, smoke alarm, stairs rising to the first floor landing, under-stairs storage cupboard, doors to the cloakroom, ground floor bedroom, lounge and kitch/diner.

## Cloakroom

Low level WC, wash hand basin with twin taps and tiled splashbacks, radiator and uPVC obscured double glazed window to the front.

## Living Room

15'4 x 9'10 (4.67m x 3.00m)

Coved ceiling, uPVC square bay window to the front, inset gas coal effect fire with marble hearth and wooden mantle, television point, radiator and double doors to the dining room.

## Dining Room

9'3 x 9'2 (2.82m x 2.79m)

Coved ceiling, radiator, uPVC double glazed door to the rear garden with twin glazed panels either side, and door to the kitchen/diner

## Kitchen/Diner

17'1 x 9'3 narrowing to 5'5 (5.21m x 2.82m narrowing to 1.65m)

A matching range of wall and floor cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over. Space for undercounter fridge, uPVC double glazed window overlooking the rear garden, vinyl flooring, radiator, television point, uPVC double glazed door with side panels leading to the conservatory and door to the utility room.

## Utility Room

8'0 x 5'6 (2.44m x 1.68m)

A matching range of wall and base cupboard which match the kitchen with rolled edge work surfaces incorporating stainless steel sink and drainer with tiled splashbacks. Space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, vinyl flooring and glazed door leading to the side garden.

## Conservatory

11'3 x 10'3 (3.43m x 3.12m)

Built with a small brick wall with uPVC double glazed windows over and polycarbonate roof. Tiled flooring and uPVC French doors providing access to the rear garden.

## Ground Floor Bedroom

8'2 x 12'7 max 10'7 min (2.49m x 3.84m max 3.23m min)

Previously a garage which has now been converted to a ground floor bedroom with uPVC double glazed window to the front, radiator, loft access, recess for wardrobe and door to:-

## Wet Room

Fully tiled room with walk in shower with mains shower, wall mounted wash hand basin with mixer tap over, low level WC, chromed heated towel rail, uPVC obscure double glazed window to the side and vinyl flooring.

## Landing

Airing cupboard housing the hot water tank, smoke alarm, loft access and doors to the bedrooms and bathroom.

# PROPERTY DESCRIPTION

## Bedroom One

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

Two wardrobes with double doors, radiator, uPVC double glazed window to the front and door to the en-suite shower room.

## En-suite Shower Room

Fully tiled shower cubicle with electric shower. wall mounted wash hand basin with twin taps over and tiled splashbacks, shaver point, low level WC, uPVC obscure double glazed window to the side and extractor fan.

## Bedroom Two

10'4 x 9'6 (3.15m x 2.90m )

uPVC double glazed window to the rear and radiator.

## Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

uPVC double glazed window to the rear and radiator.

## Bathroom

Panelled bath with mixer tap and shower attachment over, vanity wash hand basin with twin taps over, low level WC, partially tiled walls, uPVC obscured double glazed window to the front, radiator and extractor fan.

## Outside

The rear garden is of generous size, continuing to the side of the property and enjoying a private west facing aspect. Laid predominately to lawn with patio area and well stocked flowers, shrubs and trees. Timber shed and side access gate leading to the front garden and driveway.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

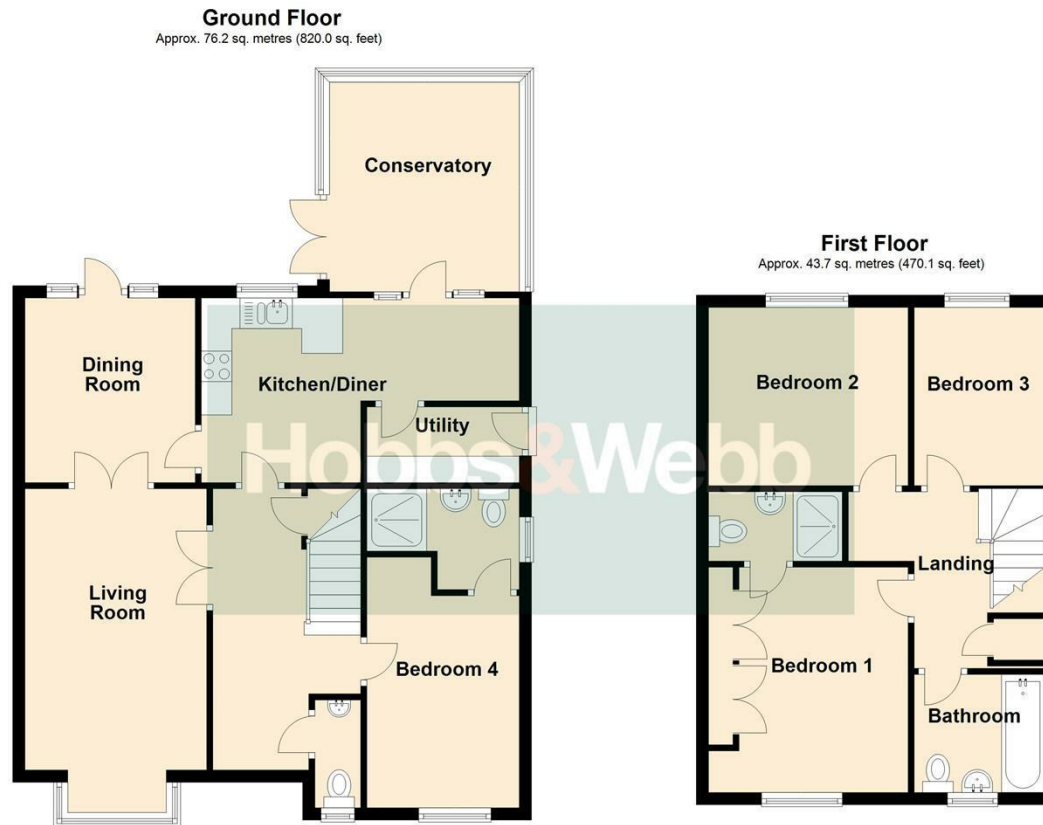
Flood Information:

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









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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.