



**Hobbs & Webb**

**CHESHAM ROAD SOUTH**  
Weston-Super-Mare, BS22 8LH

Price £298,500



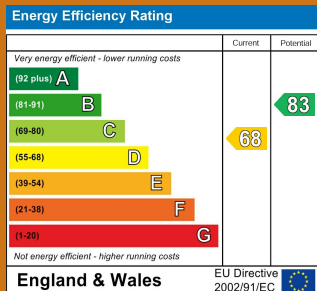
Located on the level within the ever popular Milton area of Weston-super-Mare, an extended semi detached house with a good size 55'0" x 26'0" (16.76m x 7.92m) westerly facing rear garden with ample room to construct a garage subject to the necessary consents as well as being ideal for children to play outside in or the keen gardener. The accommodation which has Upvc double glazing and gas central heating comprises an entrance hall, lounge, snug or home office, utility area and modern fitted kitchen diner with doors to the rear garden. To the first floor 3 bedrooms and a modern white bathroom suite, the front garden and driveway to side provides plenty of off road parking.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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

Composite half double glazed front door to.

## Entrance Hall

Radiator, timber effect flooring, telephone point. Half glazed timber door to understairs storage cupboard with gas fired boiler providing hot water and central heating, Upvc double glazed window to side.

## Lounge

16'3" bay x 10'10" into recess (4.95m bay x 3.30m into recess)

Upvc double glazed bay window to front, chimney breast with coal effect gas fire, radiator, T.V. point.

## Utility area

8'5" x 6'6" (2.57m x 1.98m)

Upvc double glazed window to side, roll edge work top forming a breakfast bar area, with plumbing for a washing machine and dishwasher as well as space for a tumble drier, larder style cupboard, timber effect flooring, half glazed timber door to.

## Snug

10'2" x 7'7" (3.10m x 2.31m)

Radiator, timber effect flooring.

## Kitchen / diner

14'10" x 9'10" (4.52m x 3.00m)

8 Spots lights, Upvc double glazed window and Upvc double glazed double doors to the rear garden, radiator, timber effect flooring. The kitchen is fitted with a modern range of units comprising 3 double and 2 single wall cupboards,

over extractor unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboard and triple base drawers with 2 deep pan drawers, roll edge work tops with tiled surrounds, 4 ring halogen hob with stainless steel chimney extractor hood and light over, integrated electric oven and grill, space for fridge freezer.

From the entrance hall quarter turn staircase to.

## First floor landing

Upvc double glazed window to side, loft access.

## Bedroom 1

11'5" x 10'1" (3.48m x 3.07m)

Upvc double glazed window to front, radiator.

## Bedroom 2

10'8" x 10'2" (3.25m x 3.10m)

Upvc double glazed window to rear, radiator, timber effect flooring, radiator.

## Bedroom 3

6'6" x 6'4" (1.98m x 1.93m)

Upvc double glazed window to front, radiator, timber effect flooring.

## Bathroom

6'4" x 5'11" (1.93m x 1.80m)

4 spot lights, fully tiled walls, Upvc obscure double glazed window, fitted with a white suite of panelled bath with mains mixer shower over and screen to side, pedestal wash hand basin, low level W.C. tiled floor, chrome heated towel rail.

# PROPERTY DESCRIPTION

## Outside

The front garden is part enclosed by dwarf block walling providing parking, concrete driveway providing further parking to the side of the property, timber fence and timber pedestrian gate allowing access to the rear garden. The rear garden is west facing attracting a great deal of sunshine and is approx. 55'0" x 26'0" (16.76m x 7.92m) in size, enclosed by timber fencing and block walling, laid to 2 tiers of paved patio providing a private seating area with outside tap, level lawn ideal for children to play on, leading to a further tier of paved patio providing a further seating area.

## 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](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)

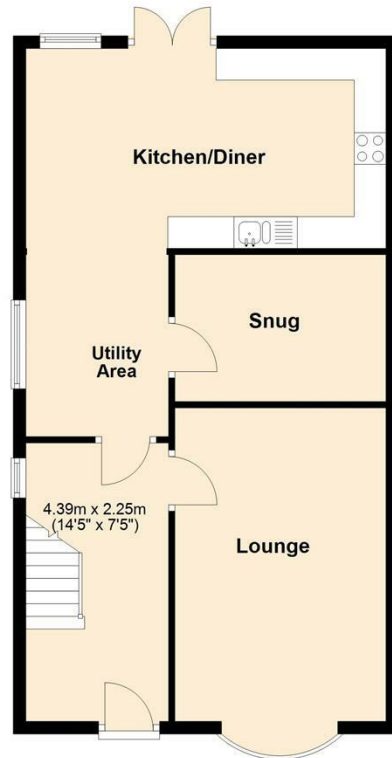






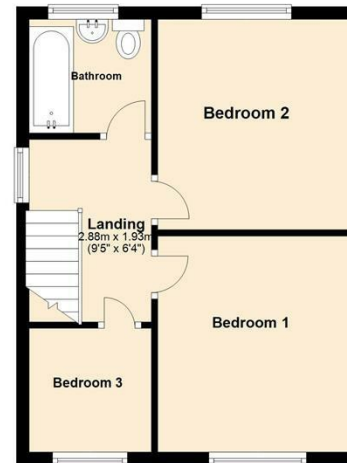
### Ground Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 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

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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.