



Hobbs & Webb

LEIGHTON CRESCENT
Weston-super-Mare, BS24 9JL

Asking Price £515,000



A detached house located in a quiet cul de sac on the ever popular Bleadon Hill. Ideal for the keen gardener being set in good size mature landscaped gardens the property which is presented in super order has gas central heating with a replacement boiler, replacement Upvc double glazed windows and PV solar panels generating electricity with the added benefit of battery storage. The spacious accommodation comprises an entrance hall, cloakroom, a 21'11 x13'2" (6.68m x 4.01m) lounge, modern semi open plan kitchen / diner, conservatory, whilst on the first floor there are westerly views to the front to the Bristol channel, 3 double bedrooms the master bedroom with a modern ensuite shower room, and a family shower room and separate toilet. Outside beside the fantastic gardens a block paved driveway provides parking for numerous vehicles and leads to a detached garage. Must be viewed.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(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

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PROPERTY DESCRIPTION

Composite half glazed front door to.

entrance hall (entrance hall)

Coved ceiling, understair storage cupboard, radiator, timber flooring.

Cloakroom

9'11" x 4'5" (3.02m x 1.35m)

Coved ceiling, 2 recessed spot lights, white suite of vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., tiled surrounds, tiled floor, radiator, built in shelved double storage cupboard.

Lounge

21'11" x 13'2" (6.68m x 4.01m)

A bright dual aspect room with Upvc double glazed windows to front and rear, chimney breast with coal effect gas fire with marble style surround, inset and hearth, 2 radiators, T.V. point timber effect flooring, 8 recessed spot lights.

Kitchen / diner

19'3" x 17'1" max (5.87m x 5.21m max)

Kitchen area 17'2" x 10'4" (5.23m x 3.15m)

6 recessed spot lights, Upvc double glazed windows to side and rear overlooking the rear garden, extensively fitted with light oak units comprising, single and corner wall cupboards with lighting under, over cooker unit, shelved larder unit, further larder style unit housing modern Viessmann gas fired boiler providing hot water and central heating. Large integrated fridge and freezer, integrated Neff electric oven and grill, one and a half bowl single drainer sink with mixer tap over and cupboard under, further base cupboards, 3 sets of

triple drawers with deep pan drawers, integrated washing machine and dishwasher, induction hob, stone effect work tops with mosaic style tiled surrounds, tiled effect vinolay flooring.

Dining area 10'5" x 10'4" (3.18m x 3.15m)

Coved ceiling 4 recessed spot lights, radiator, dresser style storage unit with double and single glass fronted wall cupboards with lighting under, stone effect work top with double and single base cupboards below, mosaic style tiled surrounds, timber flooring. From dining area archway through to.

Conservatory

9'5" x 7'0" (2.87m x 2.13m)

Upvc double glazed picture windows and Upvc double glazed top openers overlooking the rear gardens, light and 3 spot lights, timber flooring, Upvc double glazed door to garden.

From the entrance hall spindled balustraded staircase to.

First floor landing

Coved ceiling, double built in cupboard housing battery providing storage for solar panel generated electricity. Built in double and single wardrobes, Upvc double glazed window to the front with westerly views to the Bristol Channel and beyond, loft access with pull down ladder to part boarded loft space with light.

PROPERTY DESCRIPTION

Bedroom1

13'8 x 11'0" (4.17m x 3.35m)

Including double built in wardrobes with sliding doors and part sloping ceiling, coved ceiling, T.V. point, Upvc double glazed window to front affording westerly views to the Bristol channel and beyond, radiator, door to.

Ensuite Shower room

8'7x 6'8" max (2.62mx 2.03m max)

Part sloping ceiling, Upvc obscure double glazed window, white suite of vanity wash hand basin with mixer tap over with splash back and double cupboard under, corner shower cubicle with shower back walling with curved screen and electric shower, low level W.C., radiator and heated towel rail, timber effect flooring.

Bedroom 2

13'2" x 9'6" (4.01m x 2.90m)

Part sloping ceiling, plus built in double wardrobe with sliding doors, radiator, Upvc double glazed westerly facing window to front affording views to the Bristol Channel and beyond.

Bedroom 3

13'2 x 9'2" (4.01m x 2.79m)

Part sloping ceiling, plus double built in wardrobe with sliding doors, radiator, Upvc double glazed window to rear with views to open farmland.

Shower room

5'10" x 5'7" (1.78m x 1.70m)

2 recessed spot lights and extractor, corner shower with shower back sliding screen and mains mixer shower unit, vanity wash hand basin with mixer tap and splash back and double cupboard under, radiator, Upvc double glazed obscure window, timber effect flooring.

Separate Cloakroom

5'6" x 4'10" (1.68m x 1.47m)

White suite of low level W.C., vanity wash hand basin with mixer tap over, splash back and double cupboard under, tiled floor, radiator, extractor, Upvc double glazed window.

Outside

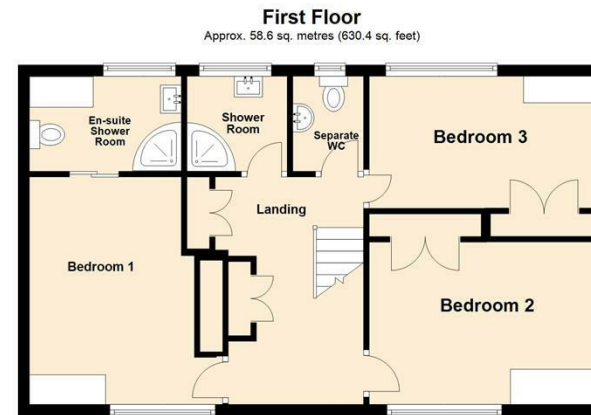
The front garden is predominantly laid to a block paved driveway providing parking for numerous vehicles with chipping stone bed to side, the driveway continues to the side of the property providing further parking and leading to a block built garage measuring 17'3" x 8'6" to 7'8" piers (5.26m x 2.59m to 2.34m piers) with electric roller door, light and power, Upvc personal door to the rear garden.

The rear garden is a real feature of the property measuring approximately 65'0" x 65'0" (19.81m x 19.81m) being extremely private and enclosed by timber fencing and a screen of conifers to the rear, with a lower paved seating area with outside tap and power point, several further paved seating areas with covered pergolas, areas of shaped lawn and dwarf walling, well stocked mature flower and shrub beds and borders, pond, timber summer house with power and light, green house, timber garden store.









Total area: approx. 132.5 sq. metres (1426.6 sq. feet)

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Plan produced using PlanUp.

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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.