



Hobbs & Webb

DUNSTER CRESCENT
Weston-Super-Mare, BS24 9DR

Price £215,000



*** SALE AGREED PRIOR TO MARKETING. SIMILAR PROPERTIES REQUIRED ***

Occupying a level position in the Oldmixon, this spacious three-bedroom terrace house presents a fantastic opportunity for those looking to put their personal touch on a new home. While the property is in need of some cosmetic improvements, it boasts an array of appealing features and is offered to the market with no onward chain, ensuring a smooth and hassle-free purchase.

The accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, and a generous 17ft kitchen/dining room, providing ample space for family meals and entertaining. Upstairs, the landing leads to three good-sized bedrooms, each offering plenty of potential, and a convenient shower room.

Externally, the property benefits from a low-maintenance garden, with a practical brick shed providing additional storage space,

Local Authority

Council Tax Band: B

Tenure: Freehold

EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | 80 |
| 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



PROPERTY DESCRIPTION

Front Garden

Front garden enclosed with picket fencing, gate leading to stone chipped front garden and pathway leading to the front entrance hall.

Entrance Hall

uPVC entrance door providing access to the entrance hall, stairs rising to the first floor landing and door to:-

Lounge

14'3 x 12'7 (4.34m x 3.84m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator, television point and door to:-

Kitchen/Dining Room

17'10 x 9'4 (5.44m x 2.84m)

A matching range of wall and base cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with twin taps over. Space for freestanding gas cooker, space for under-counter appliances, Two uPVC double glazed windows to the rear aspect, radiator, tiled flooring and uPVC double glazed door providing access to the rear garden.

Landiing

Loft access, radiator, cupboard with double doors housing modern 'Ideal' gas combi boiler which services the hot water and heating for the property, and doors to the bedrooms and shower room.

Bedroom One

13'6 x 9'7 (4.11m x 2.92m)

uPVC double glazed window to the front aspect.

Bedroom Two

11'1 x 9'7 (3.38m x 2.92m)

uPVC double glazed window to the rear aspect.

Bedroom Three

8'1 x 9'8 (2.46m x 2.95m)

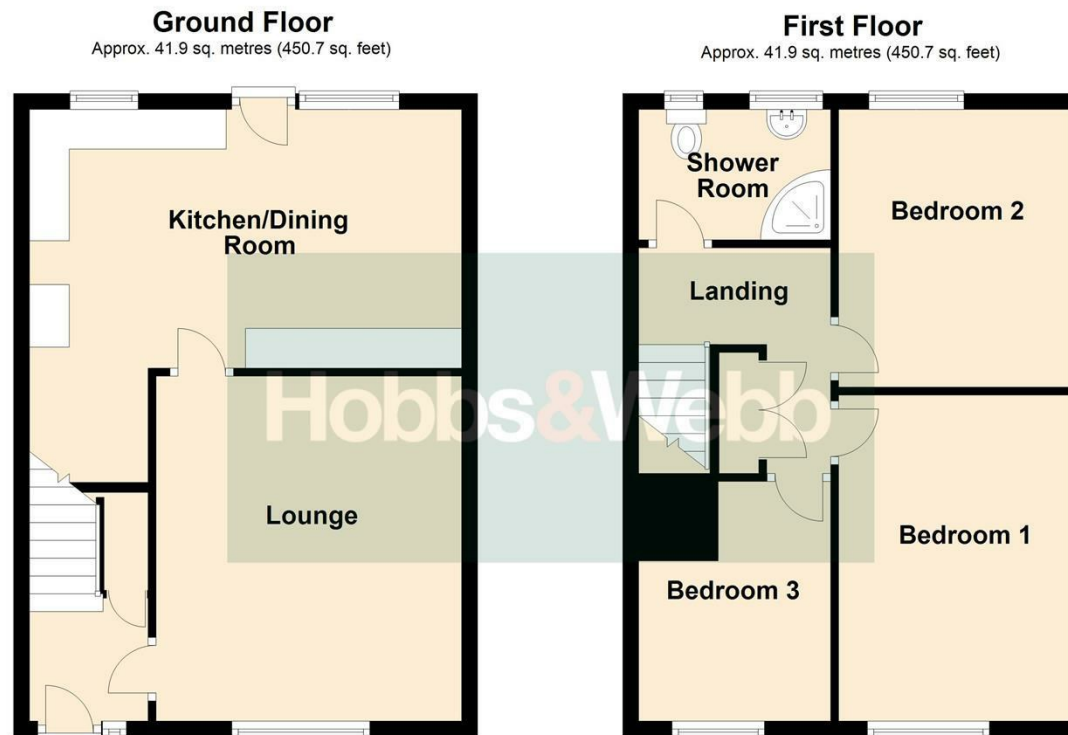
Including box over stair head and uPVC double glazed window to front aspect.

Shower Room

Corner glass shower cubicle with chrome shower, vanity wash hand basin with mixer tap over, close coupled WC, two uPVC double glazed windows and vinyl flooring.

Rear Garden

Enclosed rear garden, laid to patio for low maintenance with pond, raised flower beds and garden shed. Gate to pathway providing rear access to the garden and access to a communal parking area.



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Plan produced using PlanUp.

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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.