



**Hobbs & Webb**

**DUNSTER CRESCENT**  
Weston-Super-Mare, BS24 9DY

Price £230,000



Conveniently located for the Broadoak School, the Loxton campus of Weston college as well as the hospital and other local facilities, being sold with the added benefit of no onward chain a extended 3 bedroom semi detached house that will suit first time buyers or buy to let investment purchasers. The property has Upvc double glazing and gas central heating with the accommodation having been re carpeted throughout comprising, entrance hall, 19'11" x 9'8" ( 6.07m x 2.95m) lounge, separate dining room, kitchen, utility area, downstairs shower room and 3 bedrooms. Outside a small garden to front and good size level private enclosed garden to the rear measuring approximately 50'0" x 23'0" (15.24m x 7.01m).

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 80        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| 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

Upvc double glazed door and side panel to.

## Entrance Hall

Radiator, understair storage area, telephone point.

## Shower room

5'8" x 5'5" (1.73m x 1.65m)

Corner tiled shower cubicle with electric shower and sliding screen, vanity wash hand basin with mixer tap over and cupboard under, low level W.C. tiled and shower back surrounds, Upvc double glazed obscure window, radiator, extractor, timber effect flooring.

## Lounge

19'11" x 9'8" (6.07m x 2.95m)

Upvc double glazed window to front, chimney breast with log effect electric fire, telephone point, T.V., vertical radiator, door to kitchen and archway to.

## Dining room

9'3" x 8'1" (2.82m x 2.46m)

Upvc double glazed window to rear, radiator, Upvc double glazed door and window to side to patio area.

## Kitchen

11'11" x 7'11" (3.63m x 2.41m)

Upvc double glazed window to the rear garden, Upvc double glazed back door, fitted with light oak style units comprising double, over cooker, corner and glass fronted display wall units, shelved pantry style unit, one and a half bowl single drainer sink with mixer tap over and double cupboard under. Further

double and single base cupboards with stone effect work tops over, tiled splash backs and surrounds, 4 ring electric halogen hob with stainless steel chimney extractor hood and light over, integrated stainless steel electric oven and grill, plumbing for a washing machine, timber effect electric flooring, opening to.

## Utility Area

5'9" x 5'6" (1.75m x 1.68m)

Light, work top with base cupboard below, high level storage units, timber effect flooring.

From the entrance hall staircase to.

## First floor landing

Loft access.

## Bedroom 1

16'11" 10'1"max (5.16m 3.07mmax)

Including Double cupboard with sliding doors housing Visemann gas fired boiler providing hot water and central heating, further single built in wardrobe. A dual aspect room with Upvc double glazed windows to front and rear, radiator.

## Bedroom 2

10'9" x 8'5" (3.28m x 2.57m)

Including single cupboard. Upvc double glazed window to front, radiator.

## Bedroom 3

11'7" x 5'9" (3.53m x 1.75m)

Upvc double glazed window to rear, radiator.

# PROPERTY DESCRIPTION

## Outside

9'6" x 6'8" (2.90m x 2.03m)

Approached along a short pathway either from Milverton Dunster crescent to the rear or directly from the Broadway to the front, leading to the front garden which is laid to lawn with flower and shrub beds and borders and pathway to the front door. The rear garden is approximately 50'0" x 23'0" (15.24m x 7.01m), private and enclosed by brick walling and timber fencing, with patio seating area with outside tap and security light, level lawn, flower and shrub beds and borders with pathway to side leading to further paved patio seating area with timber summerhouse 9'6" x 6'8" (2.90m x 2.03m) with double timber glazed doors and windows to the front. A timber gate provides pedestrian access to the rear of the property.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Electric via mains supply
- Water 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)

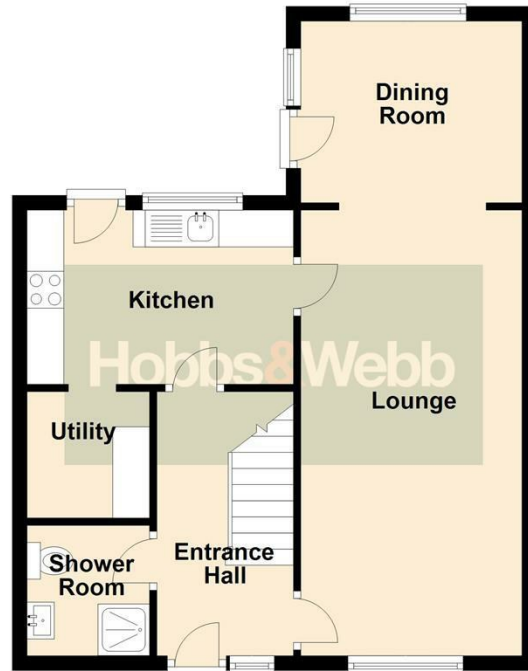






### Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 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 representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

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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.