



Hobbs&Webb

ST PETERS AVENUE
Weston-super-Mare, BS23 2JU

Asking Price £380,000



A detached chalet style residence located in this popular quiet cul de sac on the upper southerly facing slopes of Weston-super-Mare hillside. Ideal for families the property has a good size south facing rear garden allowing plenty of room for children to play. The accommodation which is Upvc double glazed and enjoys gas central heating and has owned solar panels affords views to the rear over Weston and beyond from the first floor and is arranged as entrance porch to entrance hall, cloakroom, lounge through dining room, kitchen, study / downstairs bedroom 4, to the first floor 3 further bedrooms and good size bathroom. As well as the rear garden a front garden with block paved driveway to side providing off road parking to an integral garage with electric roller door.

Local Authority

Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 Porch

4'6" x 3'3" (1.37 x 0.99)

Timber effect flooring, inner Upvc double glazed door and side panel to.

Entrance Hall

Radiator with cover, telephone point, built in double cupboard, timber effect flooring, telephone point.

Cloakroom

Modern white suite of pedestal wash hand basin with mixer tap over, low level W.C Upvc obscure double glazed window, tiled effect vinolay flooring.

Study / bedroom 4

9'7" x 7'5" (2.92 x 2.26)

uPVC double glazed window to front and radiator.

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From entrance hall glazed double doors to.

Lounge / diner

29'9" x 11'9" (9.07 x 3.58)

Including stairs to first floor, Lounge area with Upvc double glazed picture window to front, radiator, T.V point.

Dining area with parquet flooring, freestanding woodburner with hearth, Upvc double glazed sliding patio doors onto south facing garden. From dining area door to kitchen also accessed from entrance hall.

Kitchen

14'5" x 7'11" (4.39 x 2.41)

Upvc double glazed window to rear garden, fitted with modern range of units comprising 3 double and 2 single wall units, eyeline unit, single bowl and sink tidy single drainer sink unit with mixer tap over double cupboard under, further double and single base cupboards triple base drawers, integrated dishwasher, timber effect work tops, tiled surrounds, space for fridge freezer, timber effect flooring, Upvc double glazed door to.

Rear Porch

4'7" x 3'2" (1.40 x 0.97)

Timber effect flooring part shelved cupboard with plumbing for washing machine, Upvc double glazed door and side panel to rear garden.

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From lounge / diner staircase rising to first floor landing.

Bedroom1

15'4" x 14'2" (4.67 x 4.32)

Part sloping ceiling, including 2 double built in wardrobes. Upvc double glazed window to front, radiator.

Bedroom 2

14'2" x 11'9" (4.32 x 3.58)

A south facing room with part sloping ceiling, 2 built in double wardrobes, radiator, Upvc double glazed sliding patio doors to balcony with timber decked seating area with timber railings, south facing with views over the town

PROPERTY DESCRIPTION

towards Uphill hill and church as well as glimpses of Weston bay, Brean Down and the Quantocks.

Bedroom 3

13'5" x 9'7" (4.09 x 2.92)

2 Upvc Double glazed windows to front, built in wardrobe, loft access.

Bathroom

16'8" x 6'3" (5.08 x 1.91)

Modern white suite of tiled panelled bath with Victorian style mixer tap with shower attachment over, vanity wash hand basin with waterfall mixer tap over and double and single cupboards and drawers under, low level W.C. tiled one and half sized shower cubicle with mains mixer shower unit with drencher head and separate hand held shower attachment, half tiled walls, 6 spot lights, 2 part obscure Upvc double glazed windows, radiator, vinolay flooring.

Outside

Front garden with block paved driveway providing parking for 3 cars, area of lawn with flower and shrubs, the driveway leads to integral garage measuring 19' 11" x 8' 4" (6.07m x 2.54m) to 6'2" (1.88m) with electric roller door, power and light, gas boiler providing hot water and central heating, door to entrance hall and further door to rear garden to the rear of the garage. There is pedestrian access to either side of the property via timber gates via covered pathway / storage areas both leading to the rear garden which is south facing and a real feature of the property with covered timber decked seating area, with outside light and tap, leading to area of lawn, timber bridge over pond with waterfall with flower and shrub beds to either side leading to further

tiered timber decked seating area and timber garden store measuring approx. 12' 0" x 6' 0" (3.65m x 1.83m).

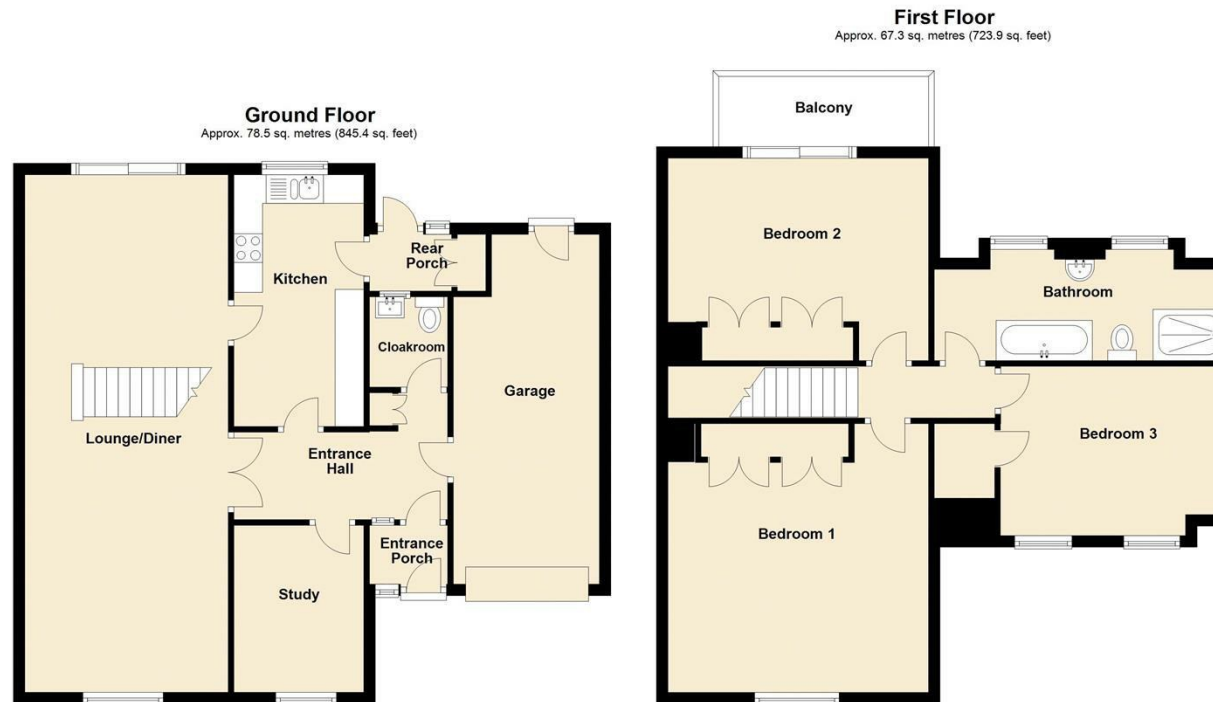
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Tenure freehold









Total area: approx. 145.8 sq. metres (1569.3 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 - Mayfair Town & Country
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.