



Hobbs & Webb

PENNINE GARDENS
Weston-Super-Mare, BS23 2XS

Price £240,000



Sold with no forward chain, located in this quiet cul de sac position on the southerly slopes of Weston-super-Mare hillside and within a short walk of Ashcombe Park a good size, well presented semi detached bungalow. The property enjoys Upvc double glazing and gas central heating with the accommodation comprising entrance hall, extended lounge, modern fitted kitchen breakfast room as well as a separate utility room, 2 double bedrooms and shower room. Outside set in in a good size plot with gardens to front side and extremely private enclosed southerly garden to the rear. A driveway to the side of the property provides off road parking with the added bonus of a garage in a nearby block. Must be viewed.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Upvc double glazed door and side panels to.

Entrance Hall

3 spot lights, loft access, timber effect laminate flooring, step up to.

Inner hall

Coved ceiling, 3 spot lights, further loft access, single radiator, telephone point, shelved cupboard and further useful walk in storage cupboard.

Lounge

13'8" x 11'8" (4.17m x 3.56m)

Coved ceiling, 8 spot lights, gas fire, triple radiator, T.V. point, archway through to.

Snug Area

12'10" x 3'8" (3.91m x 1.12m)

3 spot lights Upvc double glazed double doors and side panels to the rear garden.

Kitchen / breakfast room

13'8" x 7'7" (4.17m x 2.31m)

6 spot lights, Upvc double glazed window to front, double radiator, modern fitted kitchen with range of wall cupboards, single bowl single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers, space for cooker with gas cooker point, timber effect work tops with tiled splash backs, double radiator, timber effect laminate flooring, space for fridge freezer.

Utility Room

9'6" x 4'4" (2.90m x 1.32m)

Upvc double glazed high level windows to front, wall mounted gas fired boiler providing hot water and central heating, work top with double cupboard below, further work top with plumbing for washing machine and space for tumble drier, timber effect laminate flooring.

Bedroom 1

10'8" x 9'9" (3.25m x 2.97m)

Coved ceiling, ceiling light and fan, Upvc double glazed window overlooking the rear garden, radiator.

Bedroom 2

13'9" x 7'7" (4.19m x 2.31m)

Coved ceiling, Upvc double glazed window overlooking the rear garden, radiator.

Shower room

7'6" x 5'8" (2.29m x 1.73m)

Coved ceiling, 4 spot lights, extractor, radiator, fitted with a white suite of low level W.C., pedestal wash hand basin with mixer tap over, tiled corner shower cubicle with screen and electric shower.

Outside

The front garden is laid to 2 main areas of level lawn with paved pathway to the front door, chipping stone border, a tarmac driveway to the side of the property provides parking with outside tap and electric power point., 2

PROPERTY DESCRIPTION

areas of lawn with pathway to timber gate leading to the rear garden. The rear garden is private, southerly and westerly facing with a partial view to Bridgwater bay and the Quantock hills and is enclosed by brick walling and timber fencing, laid to block paving with chipping stone border and further paved seating area, greenhouse and timber garden shed. Garage in nearby block with up and over door measuring 16'1 x 7'11" to 7'2 to piers (4.90m x 2.41m to 2.18m to piers).

Tenure

Freehold

Please note there is a charge of £120 per year for maintenance of the estate.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Mains water supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage
- Broadband via fibre to the cabinet

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 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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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.