



Hobbs & Webb

CANBERRA ROAD
Weston-super-Mare, BS23 4PW

Price £220,000



A very well presented and surprisingly roomy semi detached house which will be perfect for first time buyers or small families.

The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, utility room, landing two double rooms and bathroom. There are front and rear gardens, along with a garage to the rear.

The property is conveniently located on the southern edge of Weston super Mare, providing easy access to the beach, motorway, train station and town centre, as well as local primary and secondary schools.

Local Authority

North Somerset Council Tax Band: B

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	71	
(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

Entrance Hall

uPVC double glazed entrance door into the entrance hall, uPVC double glazed window to the side, stairs rising to the first floor landing and doors to the lounge and kitchen.

Lounge

10'9 x 10'7 (3.28m x 3.23m)

uPVC double glazed window with front aspect, radiator, electric fire, television point, telephone point and archway leading to:-

Dining Room

9'2 x 8'7 (2.79m x 2.62m)

uPVC double glazed window to the rear aspect, radiator and door to:-

Kitchen

8'9 x 7'5 (2.67m x 2.26m)

A matching range of wall and floor cupboard and drawers with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to the rear aspect, wood effect flooring, pantry cupboard, door to the entrance hall and door to the utility room.

Utility Room

9'5 x 5'6 (2.87m x 1.68m)

uPVC obscured double glazed door to the front, wood effect flooring, radiator, 'Worcester' gas combi boiler, space for tumble dryer and uPVC obscured double glazed door to the rear garden.

Landing

uPVC obscured double glazed window to the side aspect, loft access and doors to the bedrooms and bathroom.

Bedroom One

14'0 x 9'4 (4.27m x 2.84m)

uPVC double glazed window to the front aspect, radiator, built-in-wardrobe and telephone point.

Bedroom Two

10'4 x 10'4 (3.15m x 3.15m)

uPVC double glazed window to the rear aspect, radiator, built-in-wardrobe.

Bathroom

Fully tiled walls, panelled bath with mixer tap and electric shower over.

Pedestal wash hand basin with mixer tap over, low level WC, uPVC double glazed window to the side, radiator and vinyl flooring.

Outside

Area of garden to the front laid to lawn with border, pathwa leading to side utility access door and front entrance door. The rear garden is laid to crazy paving and stone chippings with flower borders, mature hedging and rear access gate leading to:-

Garage

16'0 x 7'9 (4.88m x 2.36m)

Detached pre-cast garage with up and over door.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains gas, electric and watet
- Water meter
- Gas central heading
- Mains drainage

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

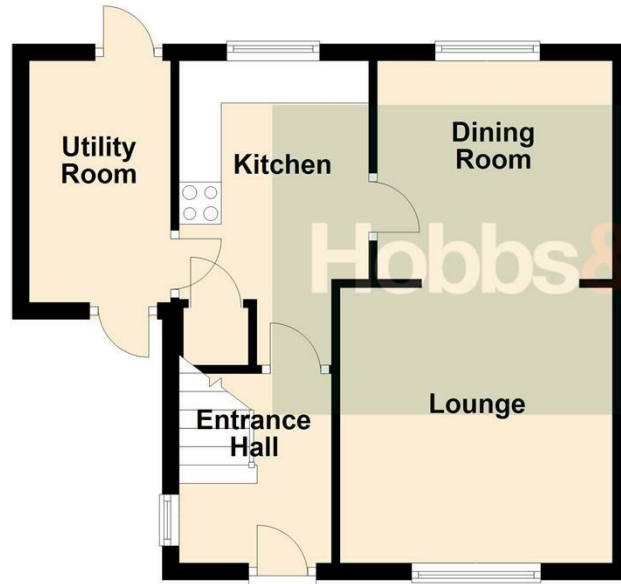






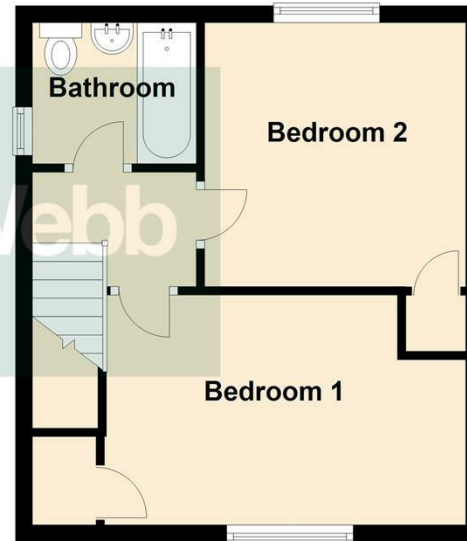
Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.4 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

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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.