



Hobbs & Webb

MAGPIE CLOSE
Weston-Super-Mare, BS22 8SQ

Price £295,000



Being sold with no onward chain. Set on the level within this popular Worle cul de sac in a convenient location for local shops and facilities in Worle and Milton High streets, Worle train station as well as the nearby town centre and sea front of Weston-super-Mare a modern detached bungalow. The accommodation which has Upvc double glazing and gas central heating with modern replacement boiler is presented in good order with an entrance porch leading to an entrance hall, lounge / diner, Upvc double glazed conservatory, modern kitchen, bathroom, and 2 double bedrooms. Outside front and private enclosed rear garden, driveway providing off street parking leading to a good size single garage. Must be viewed.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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 to.

Entrance Porch

3,0" x 2'9" (0.91m,0.00m x 0.84m)

Half glazed timber door to.

Entrance Hall

Coved ceiling, loft access with pull down ladder, radiator, shelved storage cupboard, boiler cupboard housing gas fired boiler providing hot water and central heating. From the entrance hall half glazed timber door to.

Lounge

17'4" x 10'0" (5.28m x 3.05m)

Coved ceiling, chimney breast with coal effect electric fire with timber surround and marble style inset and hearth, double radiator, T.V. and telephone points, Upvc double glazed sliding patio doors to.

Upvc double glazed conservatory

10'9" x 9'0" (3.28m x 2.74m)

Built with pitched polycarbonate roof, base wall with Upvc double glazed windows and Upvc double glazed double doors to the garden, ceiling light and fan, power points, electric wall heater, timber effect flooring.

Half glazed timber door from the lounge to.

Kitchen

9'2" x 7'10" (2.79m x 2.39m)

Coved ceiling, Upvc double glazed window to the rear garden, the kitchen is

fitted with a modern range of maple effect units comprising 4 single wall cupboards, double glass fronted display cupboard with lighting under, larder style unit, single bowl single drainer sink with mixer tap over and cupboard under, further single base cupboards, 2 deep pan drawers, set of 4 base drawers, , integrated fridge and freezer, roll edge granite style work tops with tiled surrounds. Plumbing for washing machine and space for cooker with electric cooker point, tiled effect vinolay flooring, Upvc double glazed door to the driveway.

Bedroom 1

14'2" x 10'0" (4.32m x 3.05m)

Including 2 built in double wardrobes, coved ceiling, radiator, Upvc double glazed window to the front.

Bedroom 2

11'2" x 9'3" (3.40m x 2.82m)

Including 2 built in double wardrobes, coved ceiling, Upvc double glazed window to the front, radiator.

Bathroom

7'7" x 5'5" (2.31m x 1.65m)

5 Spot lights, extractor, 2 Upvc obscure double glazed windows, radiator. Fitted with a suite of timber panelled bath with mixer tap and electric shower over, vanity wash hand basin with double cupboard under, low level W.C., fully tiled walls, vinolay flooring.

PROPERTY DESCRIPTION

Outside

The front garden is laid to chipping stone beds and paved pathways with a driveway to the side providing parking and leading to a garage measuring 20'1" x 8'6" to 7'9" to piers (6.12m x 2.59m to 2.36m to piers) with up and over door power and light, Upvc double glazed window and Upvc double glazed door to the rear garden. To the north side of the property a pathway with pedestrian gates and further wrought iron gate form the driveway all allowing access to the rear garden. The rear garden is private and enclosed by timber fencing and brick walling with outside tap, and is laid to areas of paving and blue slate beds providing seating areas as well as a further timber decked seating area, flower and shrub border and raised flower and shrub border with Bradstone walling.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via 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

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

Flood Information:

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

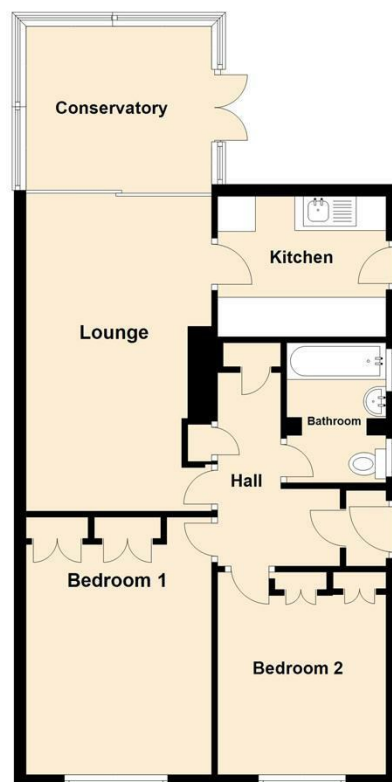






Ground Floor

Approx. 67.7 sq. metres (729.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.1 sq. feet)

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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.