



**Hobbs & Webb**

**SELBOURNE ROAD**

Weston-Super-Mare, BS23 4LU

Price £385,000





This spacious 1930s semi-detached house, located in the highly sought-after area of Southward, is offered to the market with no onward chain. Approached via a private driveway with space for two vehicles, the property welcomes you through an entrance porch into a warm and inviting hallway.

The ground floor features a generously sized living room, complete with a charming bay window and a cozy log-burning stove. Adjacent is the dining room, with French doors opening out to the south-facing rear garden. A well-fitted kitchen, along with a convenient utility room, completes the ground floor.

Upstairs, there are two large double bedrooms, a spacious single bedroom, and a modern re-fitted shower room. A further staircase from the landing leads to a versatile loft room with Velux windows and ample eaves storage.

Outside, the property boasts a generous, south-facing rear garden, predominantly laid to lawn, perfect for outdoor activities. A detached garage with power and lighting provides additional storage or workshop space. This charming home combines period features with modern comfort and is ready for its new owners.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

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

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# PROPERTY DESCRIPTION

## Entrance Porch

Entered via a modern composite door with patterned circular obscure glazing and side panels, tiled flooring, dado rail, solid wood door with obscure glazing providing access to the entrance hall.

## Entrance Hall

Wood effect laminate flooring, radiator, dado rail, large under-stairs storage cupboard, stairs rising to the first floor landing and doors to the lounge, kitchen and dining room.

## Lounge

12'8 x 14'8 into the bay window (3.86m x 4.47m into the bay window )  
uPVC double glazed bay window to the front aspect, further uPVC double glazed window to the side aspect, stone feature fireplace with log burning stove, beamed ceiling, picture rail, wall light and television point.

## Dining Room

13'1 max x 13'0 (3.99m max x 3.96m)

Brick feature chimney breast, radiator, picture rail, wood effect laminate flooring, two uPVC double glazed windows and French doors providing access to the rear garden.

## Kitchen

12'10 x 8'2 (3.91m x 2.49m)

A matching range of wall and floor cupboard and drawer units with rolled edge work surfaces over and tiled splashbacks. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob

with oven below and extractor fan over. Integrated dishwasher, space for freestanding fridge/freezer, wine rack, tiled flooring, uPVC double window to the side aspect and door to the utility.

## Utility Room

Matching base cupboard and drawer units to the kitchen with rolled edge work surfaces and tiled splashbacks. Space and plumbing for washing machine and tumble dryer, two uPVC double glazed windows to the rear and side aspect, tiled flooring, uPVC obscured double glazed door providing access to the side access and garage.

## Landing

uPVC double glazed window to the front aspect, radiator, dado rail, stairs rising to the loft room, smoke alarm, airing cupboard housing 'Worcester' gas combi boiler, and doors to the bedrooms and shower room.

## Bedroom One

12'8 x 15'5 into the bay (3.86m x 4.70m into the bay)

uPVC double glazed bay window to the front aspect, picture rail, feature fireplace with slate hearth and radiator.

## Bedroom Two

12'9 x 11'5 (3.89m x 3.48m)

uPVC double glazed window to the rear aspect, picture rail, feature fireplace with slate hearth and radiator.

## Bedroom Three

10'2 x 8'3 (3.10m x 2.51m)

uPVC double glazed window to the rear aspect, picture rail and radiator.

# PROPERTY DESCRIPTION

## Shower Room

A modern fitted shower room with double length shower cubicle with thermostatic shower tower panel large shower head, hand shower and body jets. Wall mounted wash hand basin with chrome mixer tap and drawer below. Low level WC, chrome heated towel rail, fully tiled walls, two uPVC obscure double glazed windows to the side aspect, extractor fan, downlights and tiled flooring.

## Loft Room

principle dimensions 15'7 x 12'2 (principle dimensions 4.75m x 3.71m )  
Two Velux windows, eave storage spaces, Open Reach point and restricted head height in places,

## Outside

The property enjoys a part enclosed front garden with ample parking to the front and side, gated side access, gravel area leading through to:-

## Detached Garage

21'9 x 9'5 (6.63m x 2.87m)

Up and over door, power, lighting, space for chest freezer, uPVC double glazed windows to the side and rear and side door to rear garden.

## Rear Garden

The rear garden itself is of a generous proportion, enclosed by panelled fencing, being south facing with patio area, further gravel area, feature pond, remaining area laid to lawn, feature Summerhouse, enjoying a high degree of sunlight and privacy throughout the day.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water

Please note that there is an annual ground rent of £5.26.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

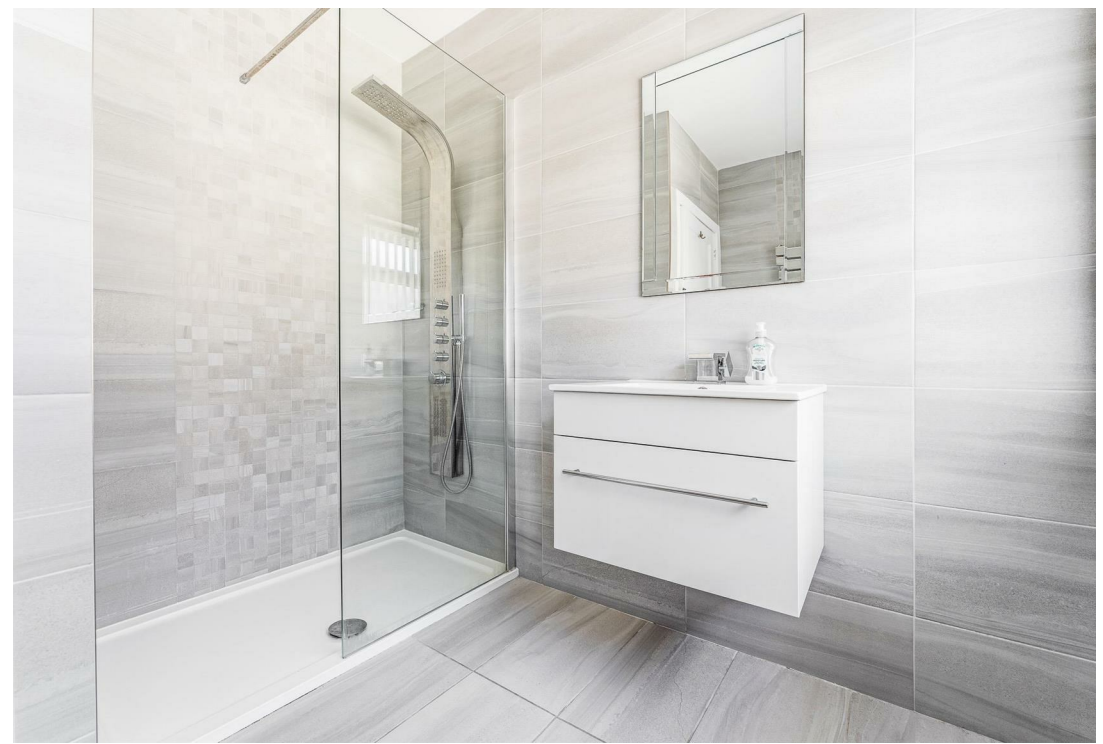
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



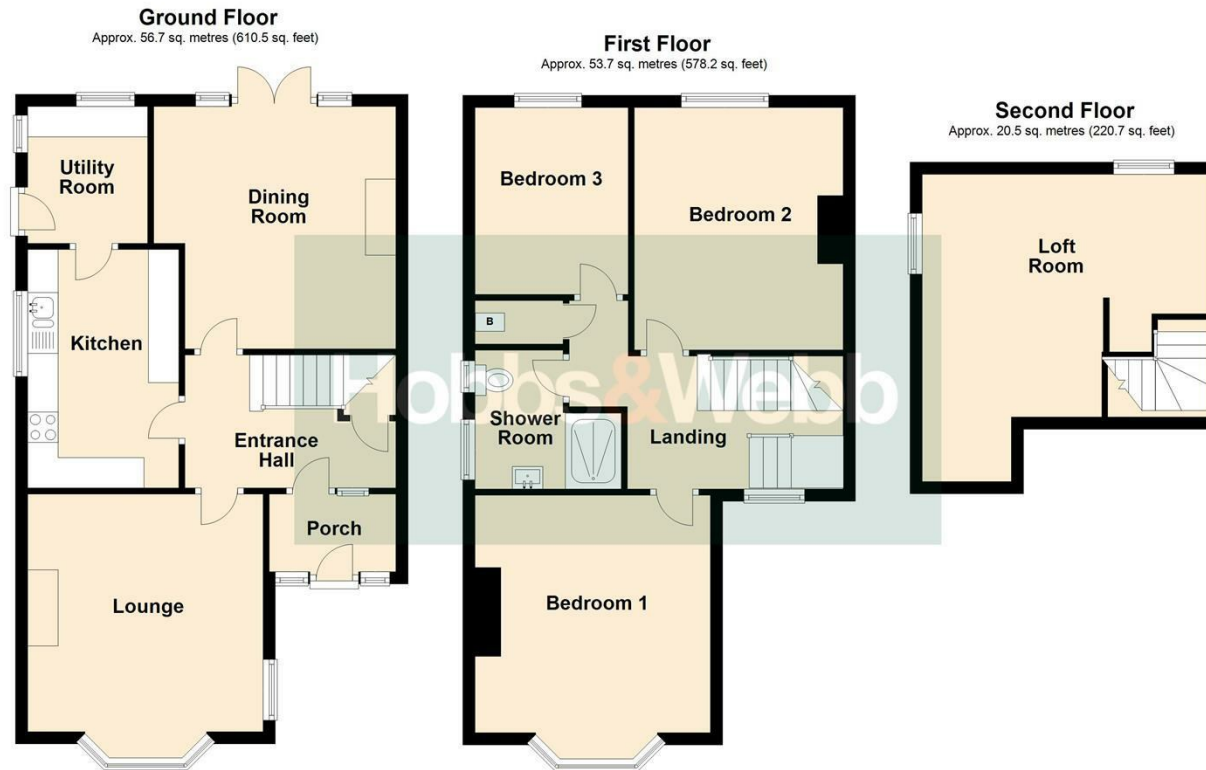












Total area: approx. 130.9 sq. metres (1409.4 sq. feet)

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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.