



Hobbs & Webb

CHESTNUT AVENUE
Weston-Super-Mare, BS22 6RQ

Price £315,000



Presenting a fantastic opportunity to acquire this extended four-bedroom linked detached home, offering ample space for a growing family and the chance to add your own personal touch. While the property would benefit from some cosmetic improvements, it boasts impressive potential and is being sold with no onward chain complications.

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a bright 25ft living room enhanced by a stunning sky lantern that floods the space with natural light. Additionally, there's a versatile further reception room or potential fifth bedroom, complete with an adjoining ground floor shower room—perfect for guests or multigenerational living. The kitchen offers a functional layout and overlooks the front kigarden.

Upstairs, the property offers four generously sized bedrooms and a family bathroom, ensuring plenty of room for all.

Externally, the home benefits from front and rear gardens, both predominantly laid to lawn, ideal for family gatherings or outdoor relaxation. The driveway provides off-street parking for two to three vehicles.

This is a rare chance to secure a spacious family home in need of a little TLC, with endless potential to make it your own. Don't miss out on this exciting opportunity!

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

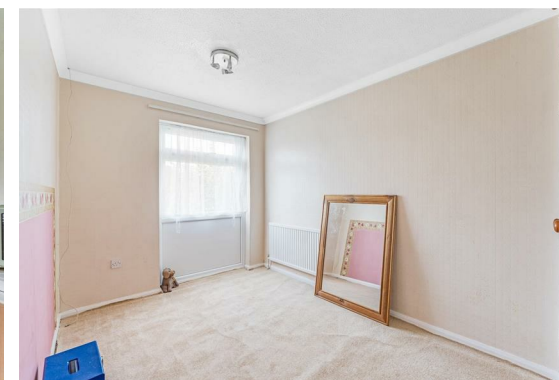
EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
<small>EU Directive 2002/91/EC</small>		

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

Entered via an obscured glazed entrance door with side panel, radiator, coved ceiling and doors to the cloakroom, kitchen and lounge.

Cloakroom

Low level WC, wall mounted wash hand basin with twin taps and tiled splashbacks, uPVC obscured double glazed window to the side aspect and coved ceiling.

Kitchen

12'4 x 10'7 max narrowing to 8'7 (3.76m x 3.23m max narrowing to 2.62m)
A matching range of wall and base cupboards with rolled edge work surfaces with inset one and a half bowl sink and drainer unit with mixer tap over.
Freestanding gas cooker, space and plumbing for washing machine, dishwasher and fridge/freezer. Two uPVC double glazed windows to the front aspect, wall mounted gas 'Worcester' combi boiler, stable door giving access to the side access, coved ceiling and tiled flooring.

Living Room

25'5 x 14'6 (7.75m x 4.42m)
An extended livign room with coved ceiling, two radiators, sky lantern flooding the room with natural light, uPVC double glazed window to the rear, television point, stairs rising to the first floor landing, uPVC sliding patio doors to the rear garden and door to:-

Reception Room/Bedroom Five

9'5 x 15'3 narrowing to 13'10 (2.87m x 4.65m narrowing to 4.22m)
Coved ceiling, uPVC double glazed window to the rear, radiator and door to:-

Shower Room

Walk in fully tiled shower cubicle with mains shower , uPVC obscured double glazed window to the front, radiator, partially tiled flooring and laminate flooring.

Landing

Loft access, cupboard, wood effect laminate flooring and doors to:-

Bedroom One

14'7 x 11'6 (4.45m x 3.51m)
Two uPVC double glazed windows to the rear aspect, radiator and built in wardrobe with sliding doors.

Bedroom Two

12'5 x 10'9 narrowign to 7'8 (3.78m x 3.28m narrowign to 2.34m)
uPVC double glazed window to the front aspect, radiator, coved ceiling and built in wardrobe.

Bedroom Three

10'8 x 9'9 (3.25m x 2.97m)
Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

Bedroom Four

9'9 x 8'6 (2.97m x 2.59m)
Coved ceiling, uPVC double glazed window to the front aspect and radiator.

Bathroom

Panelled bath with shower over and tiled surround, low level WC, pedestal

PROPERTY DESCRIPTION

wash hand basin with twin taps over, uPVC obscured double glazed window to the side aspect, radiator, coved ceiling and vinyl flooring.

Outside

The rear garden is laid to patio and lawn with mature trees to the rear, flower borders and fencing boundaries. Side access leading to a wooden gate which provides access to the front garden which is laid to lawn. The driveway provides off street parking for two/three vehicles.

Material Information.

Additional information not previously mentioned

Mains electric, gas and water

Water metered

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

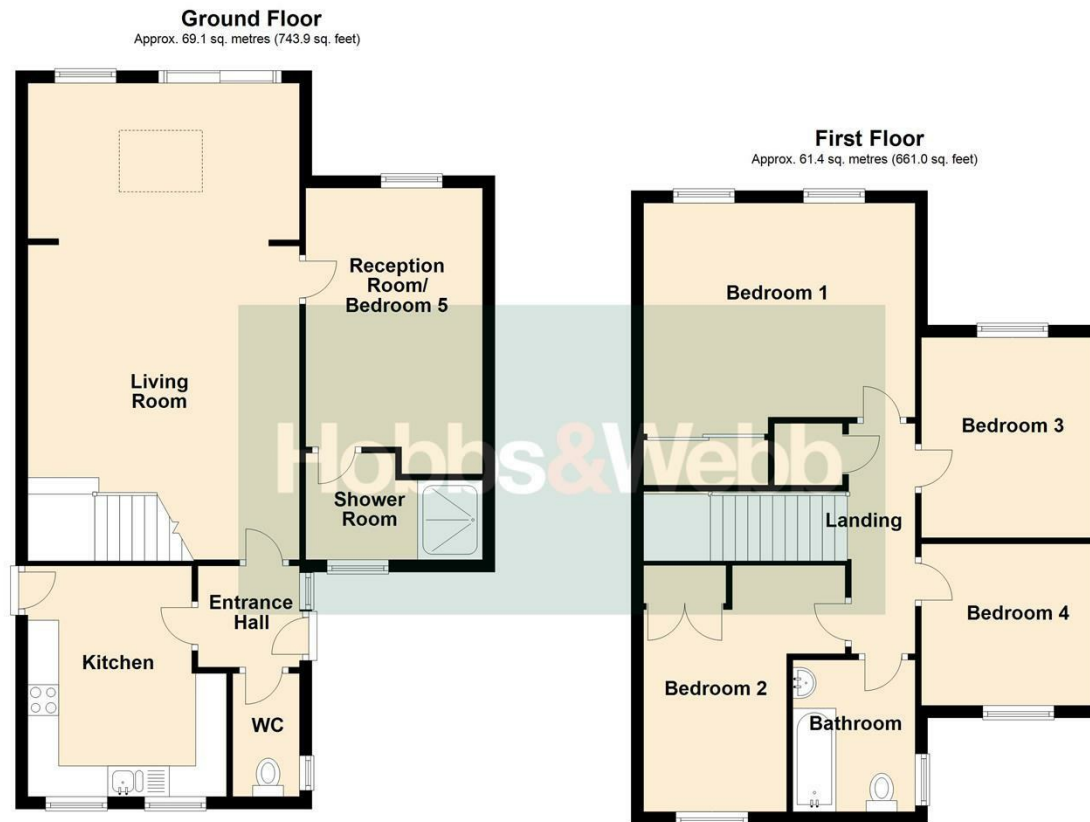
Flood Information:

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









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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.