



**Hobbs & Webb**

**BURNHAM CLOSE**  
Weston-Super-Mare, BS24 9LE

Price £350,000



Sold with no onward chain, located in a quiet cul de sac on the ever popular Bleadon Hill just to the south of Weston-super-Mare, a 3 double bedroom detached house with south facing rear garden. The accommodation which is Upvc double glazed and has gas fired central heating comprises an entrance hall to a modern fitted kitchen, south facing lounge / diner over looking the rear garden. On the first floor as well as the 3 double bedrooms 2 of which have a southerly outlook over the levels to Bridgwater bay there is a bathroom and separate shower room. Outside, front garden with driveway providing off road parking to an integral garage which suits conversion to further accommodation subject to the necessary planning and building regulation consents., enclosed south facing rear garden. Must be viewed.

### 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

Outside security light, part leaded light composite front door with Upvc double glazed side panel to.

## Entrance Hall

2 downlighters, coved ceiling, inset door mat, double radiator, telephone point, timber effect flooring, door to integral garage and door to.

## Kitchen

11'7" x 8'0" (3.53m x 2.44m)

6 downlighters, Upvc double glazed shallow bay to front, Upvc double glazed door to the side, radiator. Fitted with a modern range of light cream units comprising 3 single wall cupboards, shelved display unit,, over cooker cupboard, single bowl single drainer sink unit with mixer tap over and cupboard under, further single base cupboards, set of 4 base drawers with deep pan drawer and 2 further deep pan drawers. Integrated fridge and freezer, plumbing for dishwasher and washing machine, timber effect work tops with matching upstands, integrated stainless steel electric oven and separate microwave, 4 ring Miele electric induction hob with stainless steel splash back and stainless steel chimney extractor hood and light over.

## Lounge / diner

22'5" x 12'10" (6.83m x 3.91m)

A south facing room over looking the rear garden with coved ceiling, downlighter, wired for 3 wall lights, shelved recess, fireplace with reconstituted stone surround mantle and hearth with log effect electric fire. T.V. and telephone points, 2 radiators, part timber effect flooring, Upvc double glazed window and Upvc double glazed double doors with side panel to the rear

garden.

From the entrance hall staircase to.

## First floor landing

Upvc double glazed window to side, radiator, loft access.

## Bedroom 1

14'1" x 11'4" (4.29m x 3.45m)

A southerly facing room with Upvc double glazed window with outlook to the levels Bridgwater bay and the Quantock hills beyond, radiator telephone and T.V. points. Fitted with range of bedroom furniture to include double and 2 single wardrobes one with mirrored door, bed side cabinets, dressing table with 2 sets of drawers, part sloping ceiling.

## Bedroom 2

11'2" x 10'11" (3.40m x 3.33m)

Upvc double glazed window with outlook to the levels Bridgwater bay and the Quantock hills beyond, radiator, part sloping ceiling, extensively fitted with 2 double wardrobes, wall storage units, dressing table with 3 sets of drawers.

## Bedroom 3

11'2" x 10'4" (3.40m x 3.15m)

Part sloping ceiling, Upvc double glazed window , radiator.

## Bathroom

3 spot lights, extractor, radiator Upvc double glazed window, fitted with a white suite of panelled bath, pedestal wash hand basin, low level W.C., fully tiled walls, tiled floor.

# PROPERTY DESCRIPTION

## Shower room

2 Spot lights, radiator, extractor, Upvc double glazed window, eaves storage cupboard, white suite of pedestal wash hand basin with mixer tap over, low level W.C., fully tiled walls, tiled shower cubicle with electric shower and folding screen.

## Outside

Front garden laid to lawn with shrub bed, tarmacadam driveway providing parking and leading to an integral garage with up and over door, power and light, Upvc double glazed window to side and measuring 15'1" x 8'0" (4.60m x 2.44m) with door to entrance hall, the garage would suit conversion to further accommodation subject to the necessary building and planning regulations. To the west side of the property timber side gate with pathway with outside light, tap and power point and with access to storage cupboard and leading to the rear garden. The rear garden is south facing enclosed by timber panelled fencing, laid to paved patio lawn with flower and shrub beds and borders, timber garden shed measuring 6'9" x 4'10" (2.06m x 1.47m).

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water main 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](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)







### Ground Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



### First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 109.0 sq. metres (1173.4 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 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.