



Hobbs & Webb

BROOKLAND ROAD
Weston-Super-Mare, BS22 8LS

Price £265,000



A semi detached older style house set in a much larger than average plot and being located on the level in a convenient position for local shops and schools as well as the nearby town centre and sea front of Weston-super-Mare. The accommodation has gas central heating and Upvc double glazing with a lounge to the front, kitchen diner overlooking the rear garden, down stair shower room and toilet, on the first floor 3 bedrooms the 2nd bedroom with access to a boarded loft space. Outside driveway providing off street parking to a garage, an L shaped south westerly facing rear garden which is 75 foot (22.86m) in length, with a private covered seating area.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

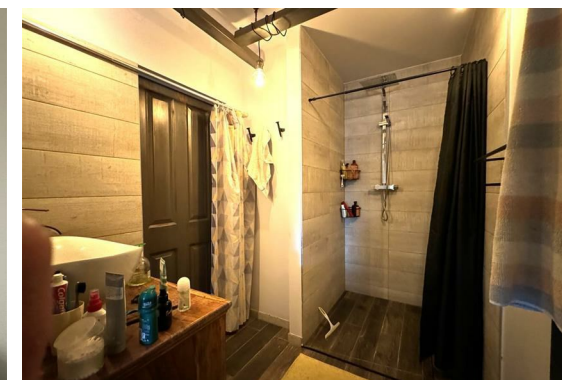
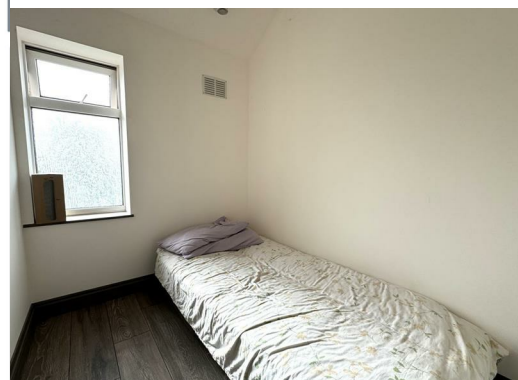
EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		58	
(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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Upvc double glazed front door to.

entrance hall

Radiator, telephone point, timber effect flooring, stair case to the first floor with under stair cupboard leading to inner hall with down lighter and further under stair storage area.

Lounge

13'9" recess's x 13'11" bay to 9'10" (4.19m recess's x 4.24m bay to 3.00m)
Upvc double glazed bay window to the front and further Upvc double glazed window, 4 spot lights, chimney breast with electric fire suit wood burner subject to necessary regulations, radiator, timber effect flooring.

From the inner hall area access to.

Kitchen / diner

19'10" max overall x 11'9" to 9'6" to 7'6"min (6.05m max overall x 3.58m to 2.90m to 2.29mmin)

Upvc double glazed windows to sides and rear, wall mounted gas fired boiler providing hot water and central heating, 6 down lighters, chimney breast with recess. The kitchen is fitted with double and 3 single wall cupboards, display unit, a one and half bowl single drainer sink with mixer tap over and cupboards under, work surrounds with tiled splash backs and further base cupboards and triple base drawers below, plumbing for a washing machine and dishwasher, space for cooker with gas cooker point tiled floor, radiator.

Down stairs Shower room

Tiled shower cubicle with mains mixer shower with drencher head and

separate hand held shower attachment, vanity wash hand basin with mixer tap over and cupboard under, vertical designer radiator, extractor, timber effect flooring and door to.

Toilet

Low level W.C., timber effect flooring.

From the entrance hall staircase rising to.

First floor landing

Doors to.

Bedroom 1

13'8" recess x 10'0" (4.17m recess x 3.05m)

4 down lighters, Upvc double glazed bay window to the front, further Upvc double glazed window, radiator, timber effect flooring.

Bedroom 2

10'9" x 7'8" plus recess's (3.28m x 2.34m plus recess's)

Upvc double glazed windows to side and rear, radiator, timber effect flooring, stair case to boarded loft area with sky light and Upvc double glazed window.

Bedroom 3

7'7" x 5'7" (2.31m x 1.70m)

Upvc double glazed window to rear, radiator, timber effect flooring.

Outside

35'0" x 30'0" (10.67m x 9.14m)

Driveway providing parking to a garage measuring 14'0" x 9'6" to 8'9" piers

PROPERTY DESCRIPTION

(4.27m x 2.90m to 2.67m piers) with up and over door, power and light and personnel door to side. The rear garden is a real feature of the property being south westerly facing, private, enclosed by timber fence panels, it is L shaped and predominately laid to lawn with the main section measuring approximately 75'0" x 30'0" (22.86m x 9.14m) and further section approximately 35'0" x 30'0" (10.67m x 9.14m).

Tenure

Freehold subject to a rent charge of £4.10 per year.

Material Information.

Additional information not previously mentioned

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



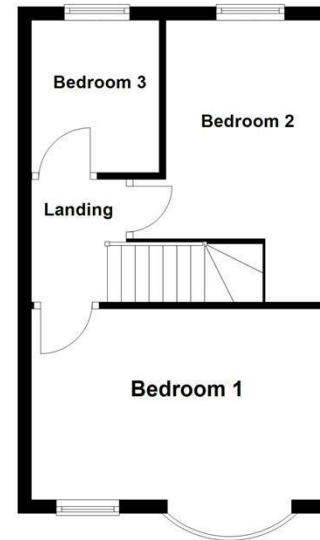




Ground Floor



First Floor



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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.