



**Hobbs & Webb**

**OTTAWA ROAD**  
Weston-super-Mare, BS23 4PP

Price £185,000



### CASH BUYERS ONLY

Conveniently located for Weston-super-Mare hospital and the Loxton Road campus of Weston college, a good size non standard construction 3 bedroom semi detached house set in a good size plot that will ideally suit buy to let investment purchasers. The property has Upvc double glazing and gas central heating with a modern replacement boiler. A lounge diner is 21'11" x 11'10" (6.68m x 3.61m), along with a modern fitted kitchen, 3 bedrooms, bathroom and separate toilet to the first floor. Outside front garden laid to a concrete driveway providing ample off street parking, a side store room offering space to extend to provide further accommodation subject to the necessary planning and building consents. The rear garden is a real feature of the property being southerly facing and measuring approximately 50'0" x 31'0" (15.24m x 9.14m).

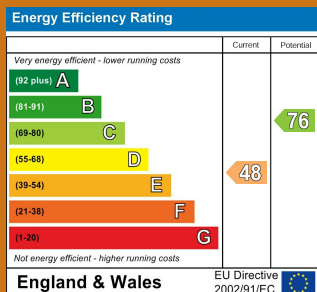
Please note you will not be able to obtain a mortgage on this property.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: E



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed door to.

## Entrance Hall

Radiator, door to kitchen and Lounge.

## Lounge

21'11" x 11'10" (6.68m x 3.61m)

A south facing room with 2 sets of Upvc double glazed doors to rear garden.

Chimney breast, T.V. point, radiator.

## Kitchen

16'0" x 8'6" max including stairwell (4.88m x 2.59m max including stairwell)

Upvc double glazed window to front, wall mounted gas fired boiler providing hot water and central heating, fitted with white high gloss units comprising 2 double wall cupboards, single bowl single drainer sink with double cupboard under, further double and single base cupboards and drawers with roll edge work tops over with tiled splash backs. Stainless steel 4 ring gas hob with extractor hood and light over, integrated stainless steel electric oven, under storage cupboard.

## Lean to

18'4" x 6'9" (5.59m x 2.06m)

Useful storage area with door to front and rear, sink unit, power and light, plumbing for washing machine, scope for further accommodation subject to necessary planning and building regulation consents.

From entrance hall staircase rising to

## First floor landing

Upvc double glazed window.

## Bedroom 1

11'4" x 10'9" plus door recess (3.45 x 3.28 plus door recess)

Rear aspect Upvc double glazed window, radiator.

## Bedroom 2

11'8" x 10'7" (3.56 x 3.23 (3.55 x 3.22))

Upvc double glazed window, radiator, cupboard.

## Bedroom 3

9'0" x 7'10" including stair riser (2.74m x 2.39m including stair riser)

Upvc double glazed window, radiator.

## Bathroom

Obscure Upvc double glazed window, panelled bath with mixer tap and electric shower over. pedestal wash hand basin, tiled surrounds.

## Separate W.C.

Upvc double glazed window, low level W.C.

## Outside

50'0" x 31'0" (15.24m x 9.45m)

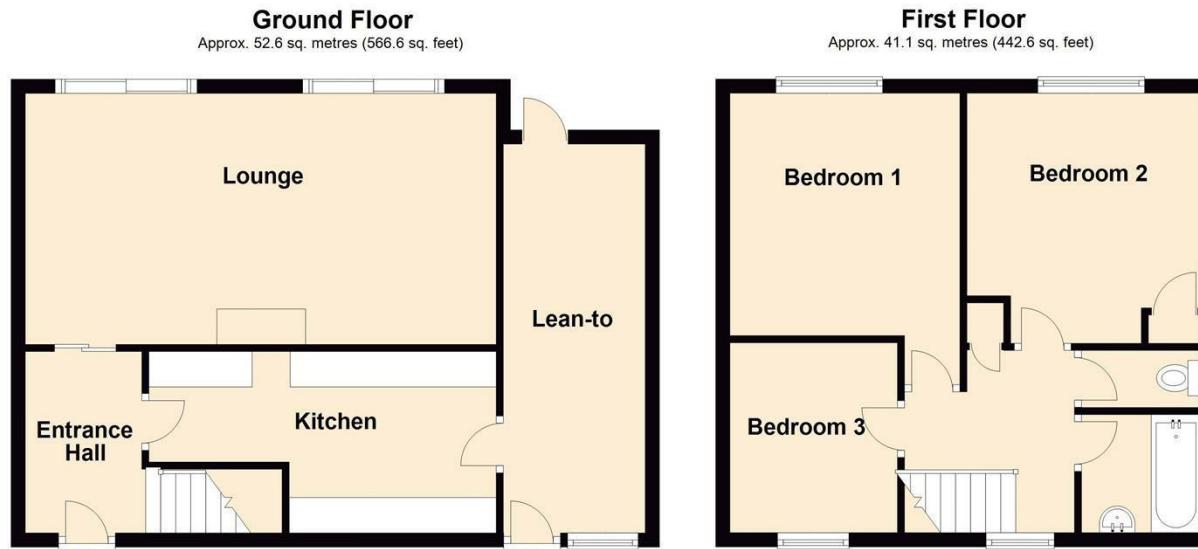
To the front concrete driveway providing parking for several vehicles, southerly facing rear garden approximately 31'0" x 50'0" (15.24m x 9.45m) enclosed by newly erected timber fencing laid to concrete patio, area lawn, chippings with block built storage shed.

## PROPERTY DESCRIPTION









Total area: approx. 93.8 sq. metres (1009.2 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 - Mayfair Town & Country Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### 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.