



**Hobbs & Webb**

**EARLHAM GROVE**  
Weston-Super-Mare, BS23 3LQ

Price £320,000





An extended older style semi detached house within the ever popular Milton area of Weston-super-Mare. Conveniently located for local schools and shops and within easy access of the town centre, sea front and train station as well as the the nearby junction 21 of the M5 which provides access to Bristol and other parts of the country. The property which is double glazed and enjoys gas central heating has a lounge to the front, a useful home office or study, a lovely light modern open plan kitchen breakfast room to the rear with access to a utility / cloakroom and the rear garden. On the first floor 2 double and a third single bedroom as well as a bathroom. Outside the front garden is laid arranged as a driveway providing off street parking with a shared driveway leading to a good size detached single garage and the private enclosed level rear garden.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

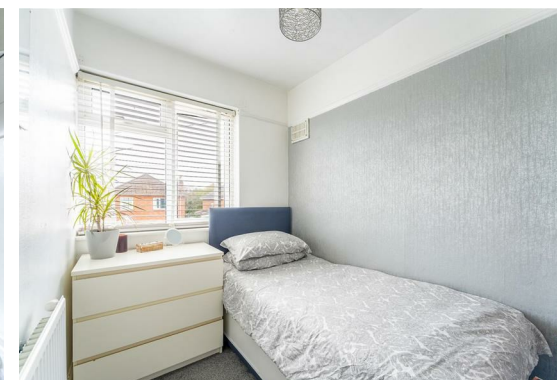
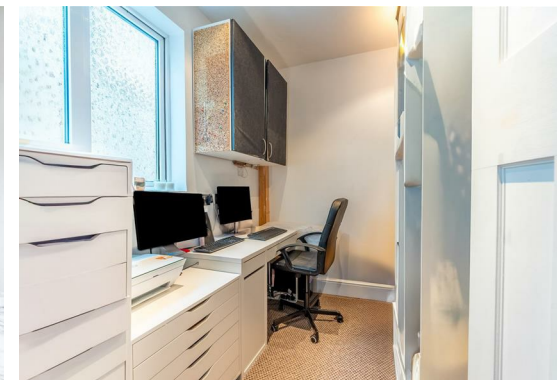
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Part leaded light double glazed front door to.

## Entrance Hall

Upvc double glazed window to side, radiator, telephone point, understair cupboard with light.

## Lounge

13'6" into bay x 12'4" recess (4.11m into bay x 3.76m recess)

Upvc double glazed window to front, picture rail, chimney breast with pebble effect gas fire with marble style hearth, radiator.

## Study/ home office

8'7" x 5'11" (2.62m x 1.80m)

Upvc double glazed window to side. 3 spot lights, radiator.

## Kitchen / breakfast room

22'6" x 12'5" (6.86m x 3.78m)

Double glazed sky light, 9 down lighters, Upvc double glazed window to rear, Upvc double glazed door leading to the rear garden, picture rail, radiator, chimney breast with recess. The kitchen is fitted with a modern range of white high gloss units comprising 2 double, single and over cooker wall cupboards. one and a half bowl single drainer polycarbonate sink with mixer tap over and with cupboard under. Further double and single base cupboards, double and triple base drawers each with deep pan drawers and further double deep drawer unit, stone effect work tops with part breakfast bar, plumbing for a dishwasher, electric plinth heater. 5 ring electric induction hob with stainless steel chimney extractor hood and light over, stainless steel double electric oven, tiled surrounds.

## Utility cloakroom

8'9" x 5'10" max (2.67m x 1.78m max)

2 down lighters, extractor, Upvc double glazed window to side, Upvc double glazed door, circular sink with mixer tap over and cupboard under, work top, plumbing for washing machine, space for tumble drier, low level WC, heated towel rail.

From the entrance hall spindled balustraded stair case to.

## First floor landing

Upvc double glazed window to side, loft access with pull down ladder to boarded loft space with light.

## Bedroom 1

12'6" x 11'3" (3.81m x 3.43m)

Including double and single built in wardrobes, picture rail, Upvc double glazed window to front, radiator.

## Bedroom 2

10'7" x 12'6" (3.23m x 3.81m)

Including chimney breast and built in cupboard, picture rail, Upvc double glazed window to rear, radiator.

## Bedroom 3

8'0" x 6'0" (2.44m x 1.83m)

Upvc double glazed window to front,, picture rail, radiator.

# PROPERTY DESCRIPTION

## Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Upvc double glazed window, white suite of panelled bath with electric shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator.

## Outside

The front garden is laid to a concrete driveway providing parking with chipping and timber decked borders. A shared driveway leads to a detached block built garage under a pitched tiled roof measuring 17'9" x 10'2" to 9'6" piers (5.41m x 3.10m to 2.90m piers) with up and over door, window to side, power and light and personal door to the garden. The rear garden is private enclosed by timber fencing and a screen of hedging with a raised timber decked private seating area, level lawn with flower and shrub bed and borders, further small area of timber decking.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply form Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol and 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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



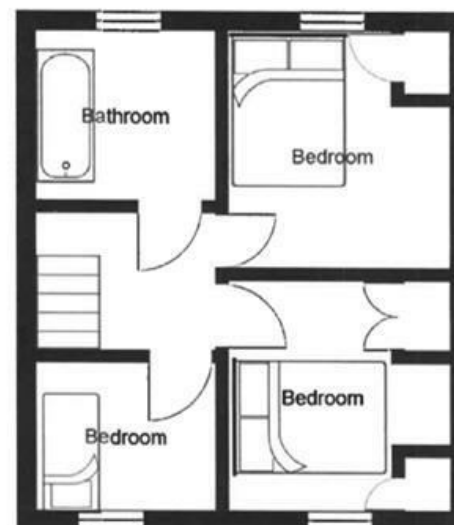












# Hobbs & Webb

## 01934 644664

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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.