



Hobbs&Webb

CLIFTON ROAD
Weston-Super-Mare, BS23 1BW

Price £325,000



Located in the ever popular level Southward of Weston-super-Mare, a stone built older Victorian style semi detached house with Upvc double glazing and gas central heating a short level walk to local shops, schools, bus stops the sea front and the town centre. Ideal for a growing family with a formal lounge and separate sitting room for the kids as well as a dining room which in turn leads to a kitchen and utility room, whilst on the first floor 4 bedrooms and a bathroom, outside a small front garden and enclosed low maintenance rear garden.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

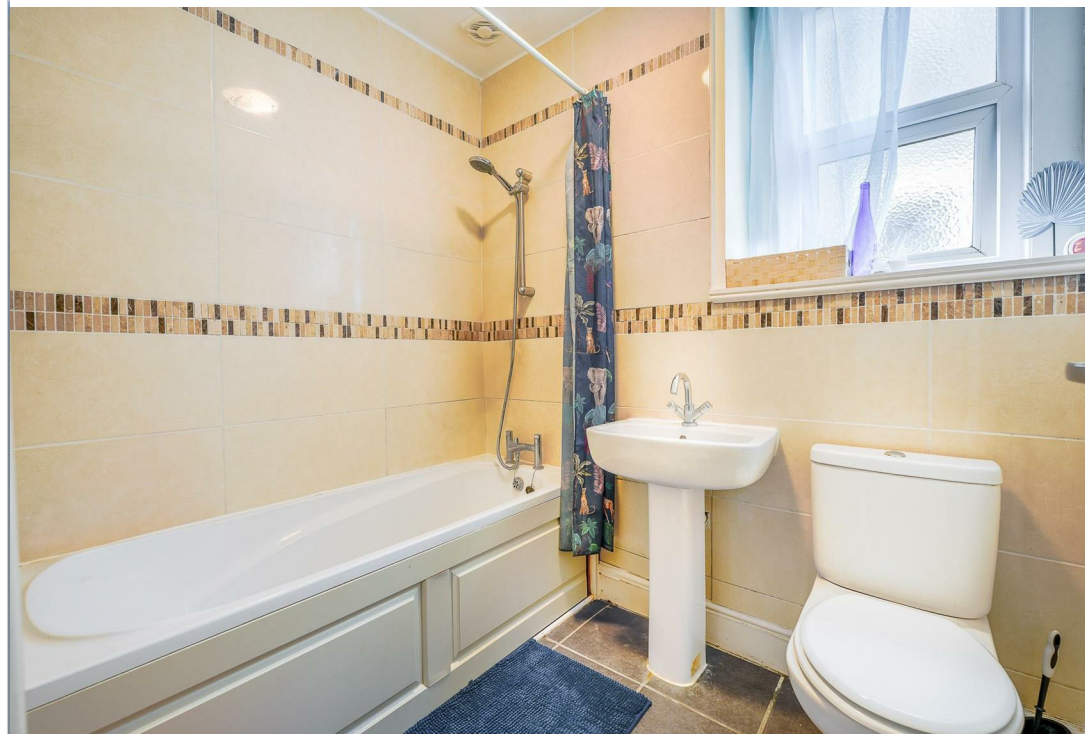
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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

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PROPERTY DESCRIPTION

Upvc double glazed front door and top light to.

Entrance Vestibule

4'6" x 4'0" (1.37m x 1.22m)

Coved ceiling, exposed floor boards, inner half glazed timber door to.

Entrance Hall

Coved ceiling, radiator, exposed floor boards, access to under stair storage cupboard.

Lounge

15'0" bay x 14'3" recess to 13'11" chimney breast (4.57m bay x 4.34m recess to 4.24m chimney breast)

Upvc double glazed southerly facing bay window to front, coved ceiling, radiator, chimney breast with gas coal effect fire with marble style inset and hearth and timber surround, T.V. point and telephone point, exposed floor boards.

Cloakroom

11'9" x 3'0" (3.58m x 0.91m)

Upvc double glazed window, white suite of low level W.C., vanity wash hand basin with mixer tap over and double cupboard under, tiled effect flooring, radiator.

Sitting room

10'11" x 11'3" (3.33m x 3.43m)

Upvc double glazed window to rear, radiator.

Dining room

11'9" to 9'9" x 10'11" (3.58m to 2.97m x 3.33m)

Upvc double glazed window to side, radiator, tiled effect flooring, archway through to.

Kitchen

11'11" x 8'8" (3.63m x 2.64m)

Upvc double glazed window to rear, radiator, fitted with a range of cream coloured units comprising 4 single wall cupboards with one housing gas boiler providing hot water and central heating. Single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further single base cupboards and triple base drawers with a deep pan drawer, further deep pan drawer, integrated stainless steel gas hob with stainless steel chimney extractor hood and light over, integrated stainless steel double electric oven, roll edge work tops with tiled splash backs, tiled effect flooring, archway through to.

Utility Room

8'9" x 4'4" (2.67m x 1.32m)

4 Spot lights, work top with plumbing for washing machine and space for tumble drier below, door to the rear garden.

From the entrance hall a half turn spindled balustraded staircase leading to.

Half landing

Door to.

PROPERTY DESCRIPTION

Bedroom 2

11'9" to 11'0" x 11'1" (3.58m to 3.35m x 3.38m)

Upvc double glazed window to rear, radiator.

Stairs from half landing to.

First floor landing

Light well, radiator, door to.

Bedroom 1

11'5" x 11'3" (3.48m x 3.43m)

Upvc double glazed window to rear, radiator.

Bedroom 3

12'1" x 8'1" (3.68m x 2.46m)

Upvc double glazed window to front, radiator.

Bedroom 4

9'10" x 8'1" plus door recess (3.00m x 2.46m plus door recess)

Upvc double glazed window to front, radiator.

Bathroom

7'0" 5'5" (2.13m 1.65m)

Fitted with a white suite of pedestal wash hand basin with mixer tap over, low level W.C., panelled bath with mixer tap with shower attachment over, tiled surrounds tiled floor, radiator, Upvc double glazed window to side, extractor.

Outside

Small front garden laid to chippings with path to side enclosed by local stone

walling. The rear garden is enclosed by timber fencing and laid to block paving and paving slabs for ease of maintenance.









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.

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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.