



**Hobbs&Webb**

**BEDFORD ROAD**  
Weston-Super-Mare, BS23 4EJ

Price £315,000





An older style semi detached house with a good size level south facing garden, located on the level in this popular road within the Southward area of Weston-super-Mare convenient for local shops, schools, Clarence parks, the sea front and the near by High street and train station. The property which is Upvc double glazed and has gas central heating has a lounge with a wood burner, a lovely light semi open plan modern fitted kitchen dining room, a useful utility room and cloakroom. On the first floor 3 bedrooms and modern bathroom. Outside off road parking for 2 to 3 cars with a driveway to the side of the property leading to the rear garden which is enclosed, measures approximately 65'0" x 28'0" (19.81m x 8.53m) and as previously mentioned is south facing thus attracting a good deal of sunlight, a good size patio provides the perfect seating / dining area, with a level lawn providing plenty of space for children to play.

### 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	82
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

Outside lights, half part stain and leaded light glazed front door with top light to.

## Entrance Hall

Upvc double glazed window to side, radiator, timber effect flooring, under stair storage cupboard.

## Cloakroom

Upvc double glazed window to side, vanity wash hand basin with mixer tap over and double cupboard under, low level WC, half tiled surrounds, timber effect flooring.

## Lounge

14'4" bay x 12'2" recess (4.37m bay x 3.71m recess)

Coved ceiling, picture rail, Upvc double glazed window to the front, chimney breast with brick backed recess with wood burner with stone hearth and timber mantle over, 2 part shelved recess and base cupboards, radiator, double half glazed doors to.

## Kitchen / dining room

9'4" x 8'10" (2.84m x 2.69m)

Kitchen area 12'10" x 9'11" (3.91m x 3.02m) a lovely light space with return door to the entrance hall, Upvc double glazed window over looking the rear garden, fitted with a modern range of units comprising 5 wall cupboards, shelved larder unit, one and a half bowl single drainer sink with mixer tap over and double cupboard under. Further base cupboards and 2 sets of double drawers with deep pan drawers with timber effect work tops over with

matching upstands. Integrated stainless steel 4 ring and wok burner gas hob with glass splash back and stainless steel chimney extractor hood over, integrated stainless steel double electric oven and grill, plumbing for a dishwasher, space for a fridge, timber effect flooring, opening up to.

Dining Area 9'4" x 8'10" (2.84m x 2.69m) Upvc double glazed window to the side, shelved display recess, 2 double base cupboards with timber effect work tops over with matching upstands, radiator, timber effect flooring, glazed door to.

## Utility Room

10'7" x 9'9" (3.23m x 2.97m)

A triple aspect room with Upvc double glazed windows to either side and overlooking the garden to the rear, fitted with double and single wall cupboards, roll edge work tops, tiled floor, plumbing for a washing machine, space for a tumble drier, Upvc double glazed door to the rear garden.

From the entrance hall a quarter turn spindled balustraded staircase to .

## First floor Landing

Upvc double glazed window to the side, built in double airing cupboard which is shelved and houses gas fired boiler providing hot water and central heating, loft access with pull down ladder to the loft space.

## Bedroom 1

15'0" bay x 11'2" recess (4.57m bay x 3.40m recess)

Upvc double glazed bay window to the front, picture rail, chimney breast, radiator.

# PROPERTY DESCRIPTION

## Bedroom 2

12'10" x 12'2" recess (3.91m x 3.71m recess)

Chimney breast with cast iron fire place, Upvc double glazed window to the rear, radiator.

## Bedroom 3

7'11" x 7'1" plus door recess (2.41m x 2.16m plus door recess)

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

## Bathroom

6'11" x 6'11" (2.11m x 2.11m)

Fitted with a white suite of a P shaped bath with mixer tap with shower attachment and curved screen to the side, vanity wash hand basin with mixer tap over and double cupboard under, low level WC, half tiled surrounds fully tiled to the bath area, Upvc obscure double glazed window, chrome heated towel rail, extractor, back lit vanity wall mirror with shaver socket, timber effect flooring.

## Outside

The front garden is laid to tarmacadam providing off street parking, blue slate bed, tarmacadam driveway with blue slate edgings to the side of the property with outside tap, timber double gates allow access to the rear garden.

The rear garden is a real feature of the property being near enough due south facing measuring approximately 65'0" x 28'0" (19.81m x 8.53m) with outside light, it is enclosed by timber feather edged fencing, laid to large area of paved patio providing the perfect area to relax and eat, level lawn for children to play with further seating area laid to blue slate bed with sleeper

edging, timber summer house and timber garden shed, shrub bed.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply 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](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)

















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# Hobbs & Webb

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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.