



Hobbs&Webb

PINE HILL

Weston-super-Mare, BS22 9DW

Price £399,950



Hobbs and Webb are delighted to welcome to the market this extended two bedroom detached bungalow situated on Worle Hillside and just a short walk to Worle Village and all it's amenities.

To the front of the bungalow is two driveways, one leading to the garage, a block paved front garden with hedge screening and access to the front entrance porch which in turn provides access to the welcoming entrance hall.

The two generous double bedrooms are located at the front of the bungalow and enjoys a sunny westerly aspect with large walk in bay windows, along with a re-fitted stylish shower room.

The living room approximately 23ft in length, having been extended and has a pleasant outlook overlooking the well maintained rear garden. The dining room also provides access to the rear garden and has a large opening leading to the newly fitted kitchen and an internal door to the garage/utility area .

The rear garden is certainly one of the main features to this lovely home and is predominately laid to lawn with two separate patio areas, fully fenced and enjoys a private setting.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

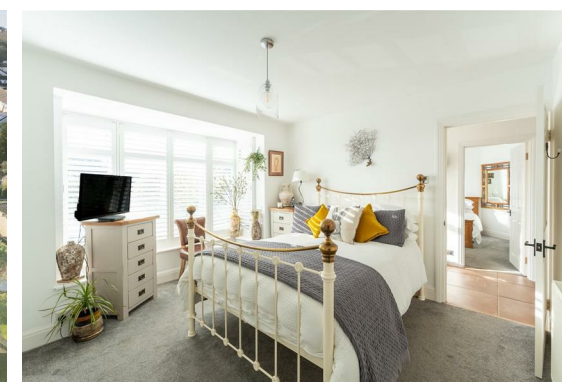
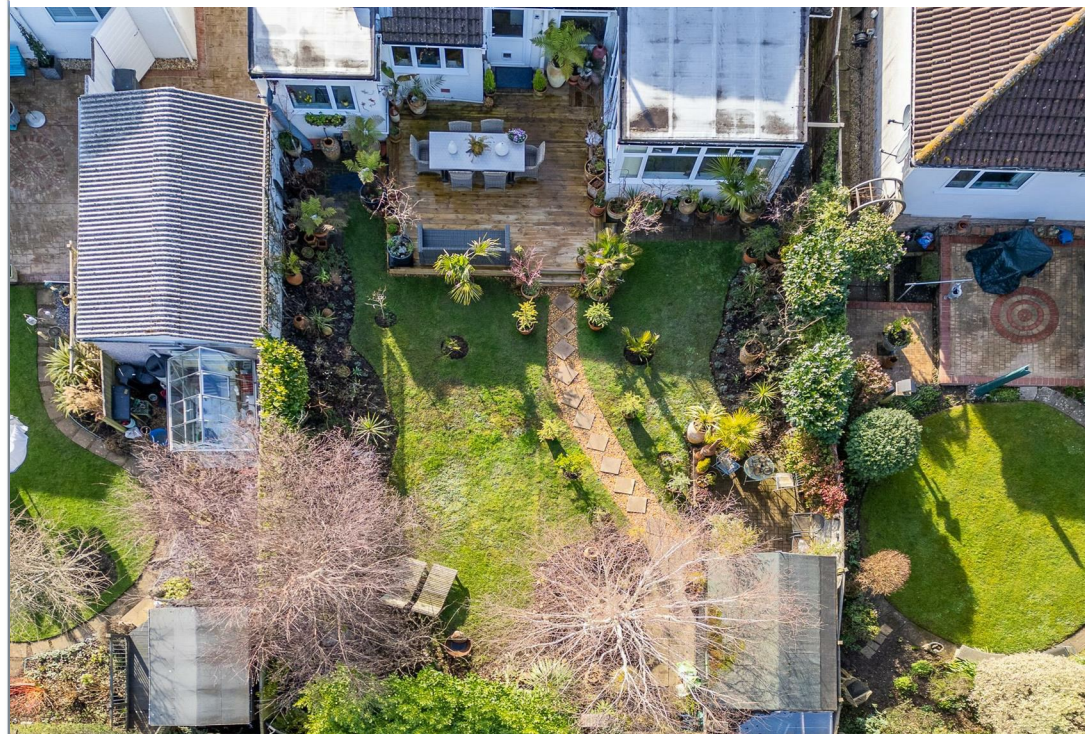
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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



PROPERTY DESCRIPTION

Entrance Porch

Entered via a UPVC double glazed door, tiled flooring and frosted glazed door entering into the Entrance Hall.

Entrance Hall

Tiled flooring, radiator, smoke alarm, wall mounted thermostat, loft access and doors to:-

Bedroom One

11'7 x 13'0 into bay (3.53m x 3.96m into bay)

Enjoying a sunny westerly aspect with walk in uPVC double glazed bay window to front, radiator and two built in wardrobes with hanging, shelving and drawer below.

Bedroom Two

11'4 x 13'0 into the bay (3.45m x 3.96m into the bay)

Another bright sunny room with westerly aspect walk in uPVC double glazed bay window to the front and radiator.

Living Room

23'2 x 11'4 (7.06m x 3.45m)

A superb size room, having been extended and enjoying a lovely outlook over the rear garden. Two radiators, television aerial, wood effect laminate flooring, dual aspect uPVC double glazed windows and French doors leading to the rear garden.

Dining Room

11 x 14'1 max 11'0 min (3.35m x 4.29m max 3.35m min)

uPVC double glazed window to the rear, airing cupboard housing 'Worcester' gas boiler, feature brick fireplace (not currently in use) two recess shelving areas, tiled flooring and uPVC double glazed door to the rear garden and opening through to:-

Kitchen

6'10 x 13'1 (2.08m x 3.99m)

A newly fitted kitchen comprising a matching range of wall and base cupboard and drawer units with granite work surfaces and upstands which incorporate sink and drainer unit with mixer tap over. Four ring induction hob with extractor hood over. Eye level electric oven, space and plumbing for washing machine, space for freestanding fridge/freezer, uPVC double glazed window to the rear aspect, tiled flooring and door to:-

Garage

Currently arranged as a utility area with a range of wall and base cupboard units with rolled edge work surfaces, space for a tumble dryer, tiled flooring, power, lighting and up and over garage door.

Shower Room

A fully tiled double width glass shower cubicle with chrome rainfall shower and additional hand held shower attachment. Low level WC, vanity wash hand basin with mixer tap over and upstands. Chrome heated towel rail, panelled walls, uPVC obscure double glazed window to the rear and tiled flooring.

PROPERTY DESCRIPTION

Front Garden & Driveways

To the front of the property is a tarmac driveway providing parking for two vehicles and access to the garage. A further block paved driveway which continues to the front garden and allows access to the entrance porch.

Rear Garden

The garden has to be one of the main selling features to this lovely bungalow. Enjoying a superb size rear garden which is highly private and enclosed by fencing, mature hedging and shrubs. Predominately laid to lawn with decked patio area and central stone chipping pathway lead to a timber shed, specimen cherry and silver birch trees. Side access with wooden gate leading back to the front of the property.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Bristol/Wessex Water for water & sewerage

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

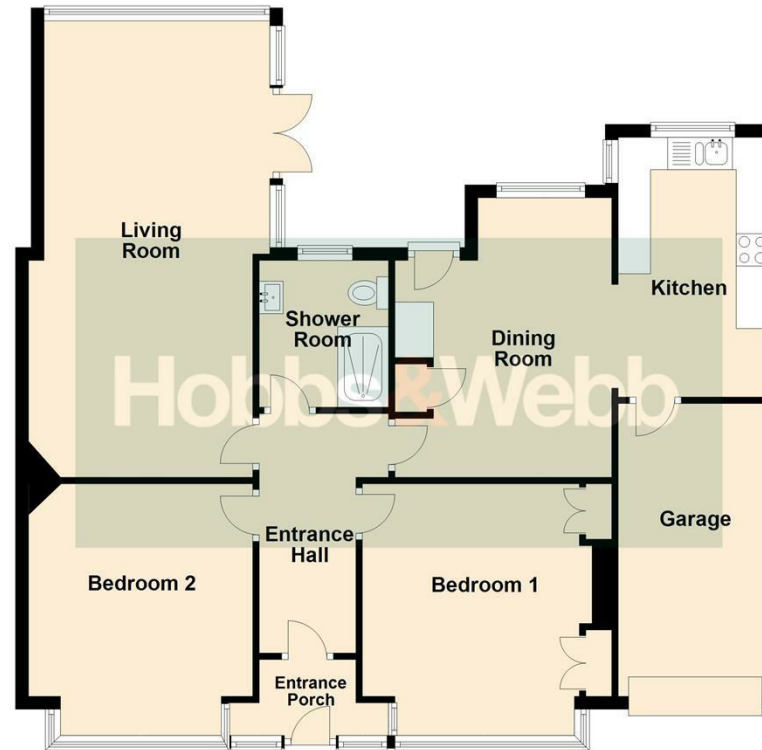






Ground Floor

Approx. 101.2 sq. metres (1089.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

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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.