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DUNSTER CRESCENT
Weston-Super-Mare, BS24 9DS

Price £190,000



Offered to the market with no onward chain, this three-bedroom terrace home presents an excellent opportunity for buyers looking to add their own personal touch. Requiring some cosmetic improvements, the property offers generous living spaces and a practical layout, making it an ideal choice for families or investors alike.

A front lawned garden with a pathway leads to a modern uPVC porch, which provides access to the entrance hall. From here, stairs rise to the first-floor landing, and a door leads to the spacious lounge. Measuring 16ft in length and enjoying a desirable southerly aspect, the lounge is bathed in natural light, creating a bright and welcoming space. The ground floor is completed by a kitchen and a utility/rear porch area, offering additional storage and practicality.

Upstairs, the property boasts three well-proportioned bedrooms, a bathroom, and a separate WC. The rear garden, laid to patio and lawn, enjoys a good degree of privacy, perfect for outdoor relaxation.

With scope to enhance and personalize, this home is a fantastic opportunity to create something special. Early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

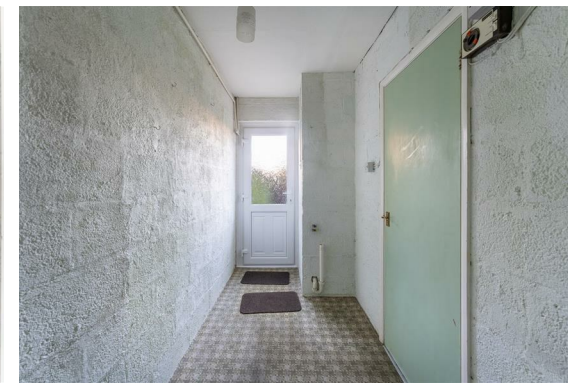
EPC Rating: D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	61
(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

uPVC double glazed windows and entrance door and obscured glazed door into the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, radiator, cupboard housing the electric fuse box, telephone point and door to the lounge.

Lounge

16'4 x 12'7 (4.98m x 3.84m)

Double glazed window to the front, radiator, gas fire with back boiler, telephone point, frosted glazed internal window and door to the kitchen.

Kitchen

12'7 x 7'4 (3.84m x 2.24m)

A range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Space for a gas cooker, double glazed window to the rear aspect, larder cupboard, radiator, vinyl flooring and door to the utility room.

Utility Room

Space and plumbing for a washing machine, space for other appliances, and uPVC obscured double glazed door providing access to the rear garden.

Landing

Smoke alarm, cupboard with double doors and housing the hot water tank, loft access and doors to the bedrooms, bathroom and separate WC.

Bedroom One

13'8 x 9'8 (4.17m x 2.95m)

Double glazed window to the front aspect, radiator, television point and a range of built in wardrobes, over-head storage and bedside cabinets.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9'7 x 7'10 (2.92m x 2.39m)

Double glazed window to the front aspect and radiator.

Bathroom

White panelled bath tub with twin taps over and electric shower, pedestal wash hand basin with twin taps over, radiator, obscured double glazed to the rear aspect and partially tiled walls.

Separate WC

Low level WC and obscured double glazed window to the rear aspect.

Rear Garden

A private and well cared for rear garden comprising patio and lawn areas, shed and a rear access gate.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method

PROPERTY DESCRIPTION

- Not water metered
- Mains Drainage supplied by Wessex/Bristol Water
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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

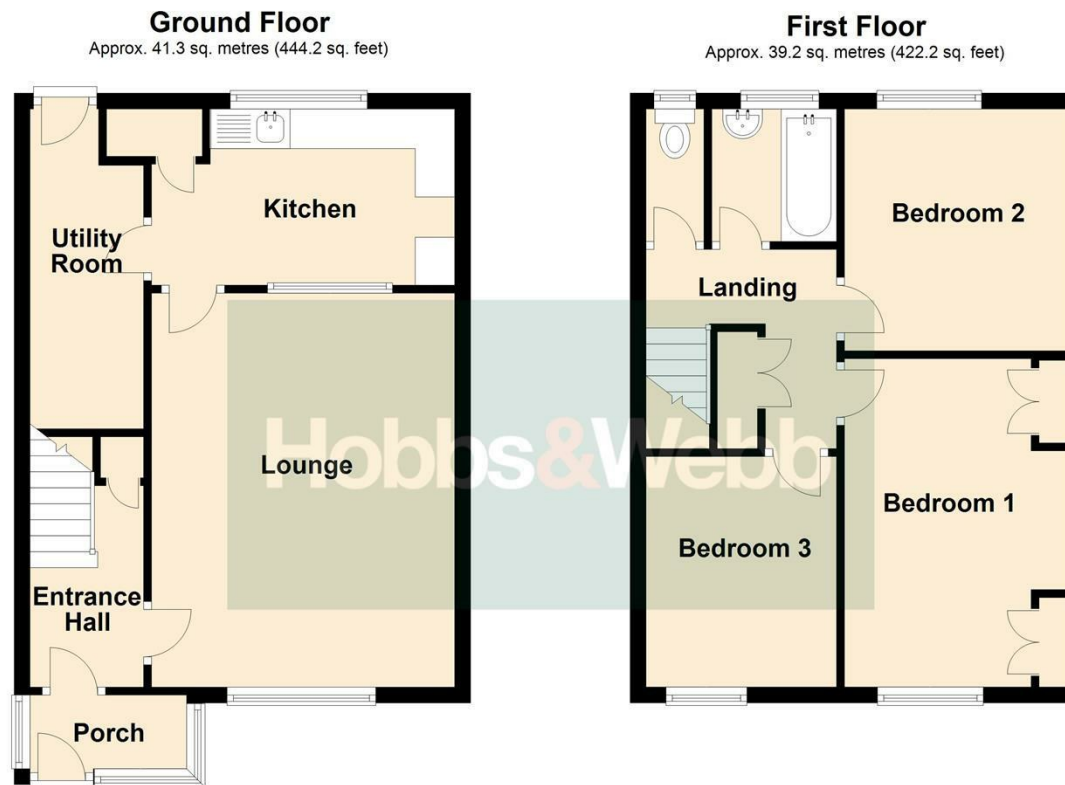
Flood Information:

flood-map-for-planning.service.gov.uk/location









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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.