



**Hobbs&Webb**

**BEECHMOUNT DRIVE**  
Weston-Super-Mare, BS24 9EZ

Price £275,000





Located in a peaceful cul-de-sac on the sought-after southern side of Weston-super-Mare, this extended detached bungalow, built in the 1960s, offers comfortable and versatile living.

The well-proportioned accommodation comprises an inviting entrance hall, a spacious lounge, a separate dining room, and a fitted kitchen. There are two generous double bedrooms and a modern shower room.

Set on a generous plot, the property enjoys mature front and rear gardens, providing a tranquil outdoor space. A sloping driveway leads to a garage, offering ample parking and storage.

This delightful bungalow is ideal for those seeking a quiet yet convenient location, with easy access to local amenities and transport links.

#### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>70</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

## Entrance Hall

Entered via a uPVC obscured double glazed door, radiator, telephone point, wall mounted thermostat, cupboard with shelving, further coats cupboard, loft access and door to:-

## Living Room

14'9 x 11'10 (4.50m x 3.61m)

Two uPVC double glazed windows to the front and side, two radiators, wall lights and television point.

## Dining Room

13'7 x 10'4 (4.14m x 3.15m)

uPVC double glazed window to the rear aspect, radiator, cupboard, television aerial, coved ceiling, double doors to the Living Room and door to the Kitchen.

## Kitchen

10'7 x 9'4 (3.23m x 2.84m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Space for a freestanding electric cooker with extractor hood over. Space and plumbing for washing machine, space for under-counter fridge, two uPVC double glazed windows to the side and rear, tiled effect flooring and obscured double glazed door to the rear porch.

## Rear Porch

uPVC double glazed windows and door providing access to the rear garden.

## Bedroom One

13'2 x 10'2 (4.01m x 3.10m)

uPVC double glazed window to the front aspect, radiator, coved ceiling and built in wardrobe.

## Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)

uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in wardrobe.

## Shower Room

Fully tiled walls, corner glass shower cubicle with chrome mains pressured shower, pedestal wash hand basin with mixer tap over, low level WC, radiator, wood effect laminate flooring and two uPVC obscured double glazed windows to the rear aspect.

## Front Garden & Driveway

Steps down to a pathway leading to the front entrance with lawn area full of shrubs and flowers. Sloping driveway providing access access to the garage and side gate to the rear garden.

## Garage

16'8 x 8'2 (5.08m x 2.49m)

Up and over door, power, lighting and uPVC double glazed window to the rear.

## Rear Garden

Steps from the rear porch leading to patio area giving access to the cellar. The remaining rear garden is laid to lawn with beautiful flower and shrub border, pond, mature trees and greenhouse.

# PROPERTY DESCRIPTION

## Cellar

Restricted heading height and running the width of the bungalow. Housing gas 'Worcester' combi boiler servicing hot water and heating to the bungalow and space for a tumble dryer.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered

Water & Sewerage supplied by Bristol/Wessex Water

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)







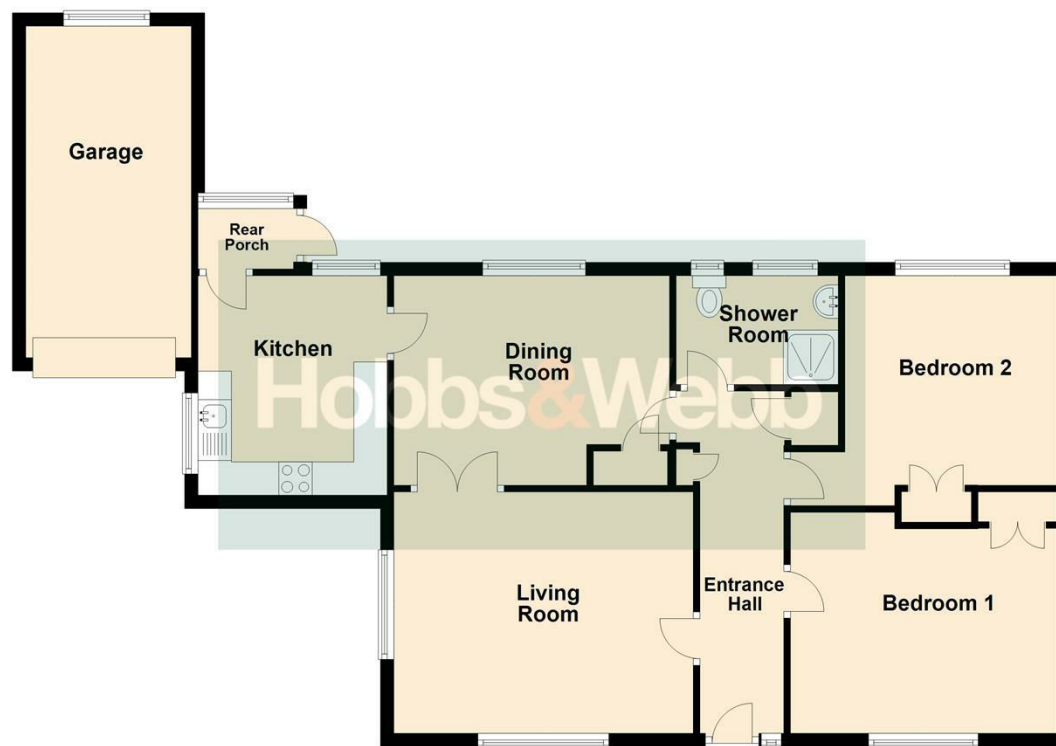






### Ground Floor

Approx. 91.7 sq. metres (987.5 sq. feet)



Total area: approx. 91.7 sq. metres (987.5 sq. feet)

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Plan produced using PlanUp.

# 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.