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ALFRED STREET
Weston-Super-Mare, BS23 1PP

Price £220,000



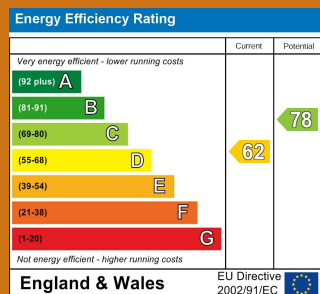
Offering no onward chain a centrally located stone built house offering deceptive accommodation within easy walking distance of the town centre, sea front, train station and other local facilities. The property benefits from Upvc double glazing and gas central heating with the accommodation comprising entrance hall, lounge, dining room, kitchen, small sun room, on the first floor 2 double bedrooms and good size bathroom with bath and separate shower. From the first floor a stair case leads to a useful attic room, outside small front garden and private enclosed rear court yard garden.

Local Authority

North Somerset Council Tax Band: A

Tenure: Freehold

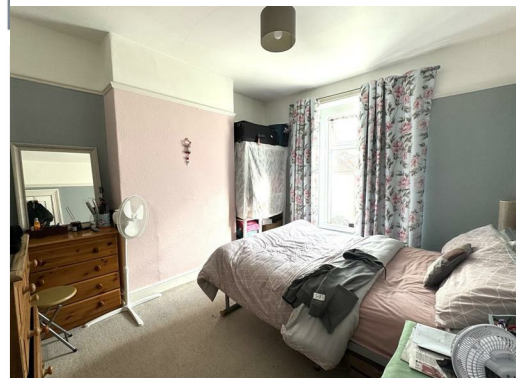
EPC Rating: D



TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Timber front door and arched glazed top light to.

Entrance Hall

Coved ceiling, dado rail, inset door mat, timber effect laminate flooring, inner half glazed door and top light to.

Entrance Hall

Coved ceiling, ornate arch, radiator, timber effect laminate flooring, part shelved understair storage cupboard with light.

Lounge

12'5" recess's to 11'2" chimney breast x 12'2" (3.78m recess's to 3.40m chimney breast x 3.71m)

Plus Upvc double glazed westerly facing shallow bay window to front. Coved ceiling, picture rail, radiator, telephone and T.V. points.

Dining room

12'1" x 10'5" recess's to 9'2" chimney breast (3.68m x 3.18m recess's to 2.79m chimney breast)

Picture rail, radiator, single glazed timber sash window to sun room.

Kitchen

11'6" x 7'8" (3.51m x 2.34m)

Upvc double glazed window to side, radiator, wall mounted gas fired boiler providing hot water and central heating. Fitted with Double and 2 single wall cupboards, one and a half bowl single drainer sink with mixer tap over and double base cupboard under, 2 single and further double base cupboards, set of 5 base drawers, roll edge work tops over, tiled surrounds, space for cooker

with gas cooker point, plumbing for washing machine, half glazed timber door to.

Sun room

7'0" x 4'9" (2.13m x 1.45m)

Built with pitched polycarbonate roof with base wall construction and timber single glazed window and timber double glazed door to the rear garden, tiled floor.

From entrance hall half turn staircase with half landing, to.

Bathroom

11'6" x 8'0" (3.51m x 2.44m)

Max. including double built in shelved airing cupboard. Upvc double glazed window to side, fitted with suite of panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level W.C., tiled shower cubicle with screen and electric shower, half tiled surrounds to dado rail.

Stairs up from half landing to top landing with understair storage area.

Bedroom 1

16'2" to 15'0" chimney breast x 12'2" (4.93m to 4.57m chimney breast x 3.71m)

This room could be split to create 2 bedrooms if desired, 2 Upvc double glazed windows to front, radiator.

PROPERTY DESCRIPTION

Bedroom 2

12'2" x 10'6" recess's to 9'4" chimney breast (3.71m x 3.20m recess's to 2.84m chimney breast)

Upvc double glazed window to rear, picture rail, radiator.

From first floor, staircase leading to.

Attic room

15'0" x 12'3" (4.57m x 3.73m)

Max. with sloping ceilings. A useful hobbies or office space with double glazed sky light, 3 recessed spot lights, power, access to eaves storage.

Outside

Small front garden enclosed by low level local lime stone walling with raised flower border. Rear courtyard garden enclosed by rendered walling with outside light providing private seating area with access to outside toilet with low level W.C., with outside tap and light, useful outside storage cupboard with light.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via 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

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.