



**Hobbs&Webb**

**LEIGHTON CRESCENT**  
Weston-Super-Mare, BS24 9JL

Offers In Excess Of £390,000





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Nestled atop the sought-after Bleadon Hill, this delightful three-bedroom bungalow is offered for sale with no onward chain, making it an excellent opportunity for those seeking a peaceful retreat. Positioned on a quiet road with beautiful far-reaching views, this home is perfect for those looking to enjoy a tranquil setting while still being within easy reach of local amenities.

Set on a generous plot, the property boasts mature front and rear gardens, ideal for those with a love of gardening or outdoor relaxation. A larger-than-average garage with double doors, alongside a spacious driveway, provides ample off-street parking for multiple vehicles.

Internally, the well-proportioned accommodation comprises an entrance porch and hallway, a spacious 19ft living room with a balcony offering coastal views, a separate dining room, and a well-equipped kitchen. The bungalow also benefits from three bedrooms, a bathroom, and two separate WCs.

This charming home must be viewed to be fully appreciated. We highly recommend an internal inspection at your earliest convenience.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Front Garden & Driveway

The front garden is laid to lawn with mature tree set centrally with flower and shrub borders. The driveway provides off street parking for several vehicles and gives access to the garage and front entrance porch.

## Garage

18'7 x 11'5 (5.66m x 3.48m)

A larger than average garage with double composite doors, uPVC double glazed window to the front aspect, lighting and power.

## Entrance Porch

Obscured glazed entrance door and window to the side aspect, glazed roof, tiled flooring, glazed door providing access to the rear garden and uPVC obscured double glazed door leading to the entrance hall

## Entrance Hall

Solid oak flooring, radiator, smoke alarm, loft access, oak veneered cottage doors providing access to the bedrooms, bathroom, WC and coats cupboard.

## Dining Room

12'5 x 10'7 (3.78m x 3.23m)

Vaulted and coved ceiling, uPVC double glazed window to the side aspect, cupboard, radiator, door to the kitchen and four steps leading to the living room.

## Kitchen

11'8 x 10'2 (3.56m x 3.10m)

A matching range of cream and gloss wall and base cupboards with partially

tiled walls, wood effect work surfaces and, inset four ring ceramic hob. One bowl stainless steel sink and double drainer unit with mixer tap over. Eye level double oven, space and plumbing for slimline dishwasher, space for under-counter fridge, cupboards housing gas boiler and hot water tank, uPVC double glazed window to the side aspect, radiator, extractor fan and stable style door leading to:-

## Side Porch

Tiled flooring, space and plumbing for washing machine, vanity wash hand basin, uPVC obscure double glazed windows and door providing access to the rear garden and door to:-

## Cloakroom

High level WC, partially tiled walls, vinyl flooring and extractor fan.

## Living Room & Balcony

19'9 x 11'4 (6.02m x 3.45m)

One floor to ceiling uPVC wood effect double glazed window to the front aspect, further uPVC wood effect double glazed window, living flame gas fire with stone hearth, two radiators, television point, uPVC wood effect double door providing access to a balcony with useful storage cupboard.

## From the Entrance Hall

## Bedroom One

10'9" x 12'7" plus fitted wardrobe (3.28m x 3.84m plus fitted wardrobe)

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

# PROPERTY DESCRIPTION

## Bedroom Two

11'6 x 9'3 (3.51m x 2.82m)

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

## Bedroom Three

7'9 x 8'1 (2.36m x 2.46m)

uPVC double glazed tilt and turn window to the side aspect, radiator and cupboard with hanging rail.

## Bathroom

A three piece bathroom suite comprising panelled bath with mixer tap over and shower attachment. Low level WC, pedestal wash hand basin with mixer tap over, partially tiled walls, heated towel rail, single glazed obscure window to the side aspect and tiled effect vinyl flooring.

## Separate WC

Low level WC, wash hand basin with mixer tap over and cupboard below, partially tiled walls, single glazed obscured window to the side access and vinyl flooring.

## Rear Garden

A well-maintained and picturesque garden featuring a lawn, bordered by flowers, shrubs, and trees. It includes patio areas, a shed, garden shelter, and a stone-chipped pathway. There is side access on the east side of the bungalow, complete with an outdoor tap and a gate leading to the front garden.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Mains water and services provided 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)

















Total area: approx. 101.2 sq. metres (1088.8 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.