



**Hobbs&Webb**

**BROMPTON ROAD**  
Weston-Super-Mare, BS24 9BY

Price £235,000





In need of a 4 bedroom house with a garage for under £250,000, look no further. Ideally located for Weston -super-Mare hospital the Loxton road Weston college campus and other local facilities including local shops, primary and secondary schools a 4 bedroom terraced house. The accommodation is Upvc double glazed and has electric night storage heating comprises an entrance hall with downstairs toilet, lounge, refitted kitchen / diner with access to a useful storage room, 4 bedrooms, bathroom, outside front garden that would suit off road parking subject to necessary consents, and a 36'0" x 25'0" (7.92m x 10.97m) approx. rear garden as well as a garage in nearby block.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

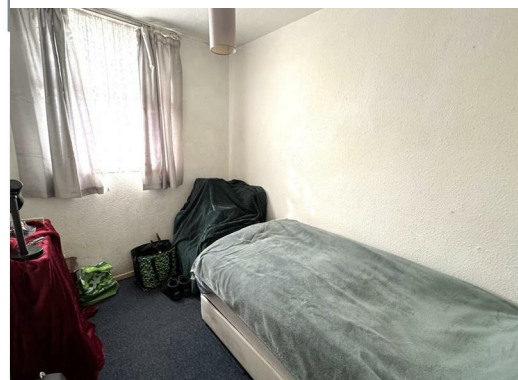
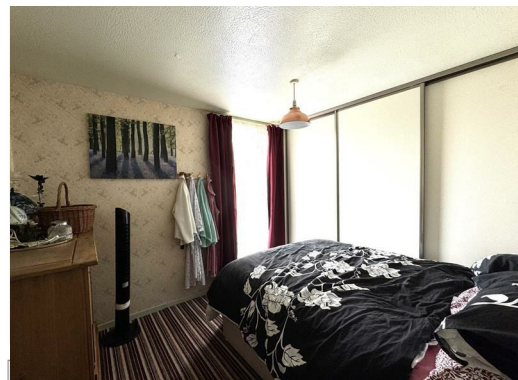
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(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

Upvc double glazed front door to.

## Entrance Hall

Night storage heater, understair storage recess.

## Cloakroom

Upvc double glazed window, suite of wash hand basin, low level WC, tiled surrounds, timber effect flooring.

## Lounge

15'4" x 11'2" (4.67m x 3.40m)

Approached via a Georgian style glazed door from the entrance hall, Upvc double glazed window to front, 2 night storage heaters, TV point, opening to.

## Kitchen / diner

18'11" x 7'11" (5.77m x 2.41m)

Upvc double glazed window overlooking the rear garden, Upvc double glazed double doors to the rear garden and further Upvc double glazed door to the garden, night storage heater. The kitchen has been refitted with a range of cream coloured high gloss units comprising eyeline and 3 double wall cupboards, single bowl single drainer sink with double cupboard under, further double and single base cupboards, set of 4 base drawers with a deep pan drawer with roll edge work tops over. Integrated 4 ring electric hob with stainless steel electric oven and grill below, tiled surrounds, plumbing for a washing machine, space for a tumble drier, tiled floor, Georgian style glazed door to the entrance hall and archway to.

## Storage Area

7'11" x 4'2" (2.41m x 1.27m)

Useful storage space that could be turned into a utility area.

From the entrance hall staircase with half landing with Upvc double glazed window to.

## Landing

Night storage heater, over stair storage cupboard and airing cupboard with hot water tank with immersion providing hot water.

## Bedroom 1

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

Upvc double glazed window to front, built in triple wardrobes with sliding doors.

## Bedroom 2

12'1" x 8'7" (3.68m x 2.62m)

Upvc double glazed window to rear.

## Bedroom 3

8'8" x 8'7" (2.64m x 2.62m)

Upvc double glazed window to rear.

## Bedroom 4

9'4" x 6'3" (2.84m x 1.91m)

Upvc double glazed window to front.

# PROPERTY DESCRIPTION

## Bathroom

6'6" x 6'3" (1.98m x 1.91m)

Upvc double glazed window to rear, fitted with a suite of panelled bath, pedestal wash hand basin, low level WC, tiled surrounds.

## Outside

The front garden is enclosed by low level Bradstone walling and is topped with railings, is laid to paved patio, there is scope to turn the front garden into off street parking subject to the necessary planning consents. The rear garden measures approx. 36'0" x 25'0" (7.92m x 10.97m) is enclosed by timber fencing with paved patio with outside tap, pathway, level lawn with pea gravel border, timber garden shed, pedestrian gate allowing access from the rear. The property is sold with the added benefit of a single garage with up and over door in a nearby block.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains water supply via Bristol Wessex water.
- Heating electric night storage heaters
- Sewerage Mains drainage Bristol Wessex water
- Broadband Via fibre to the cabinet

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





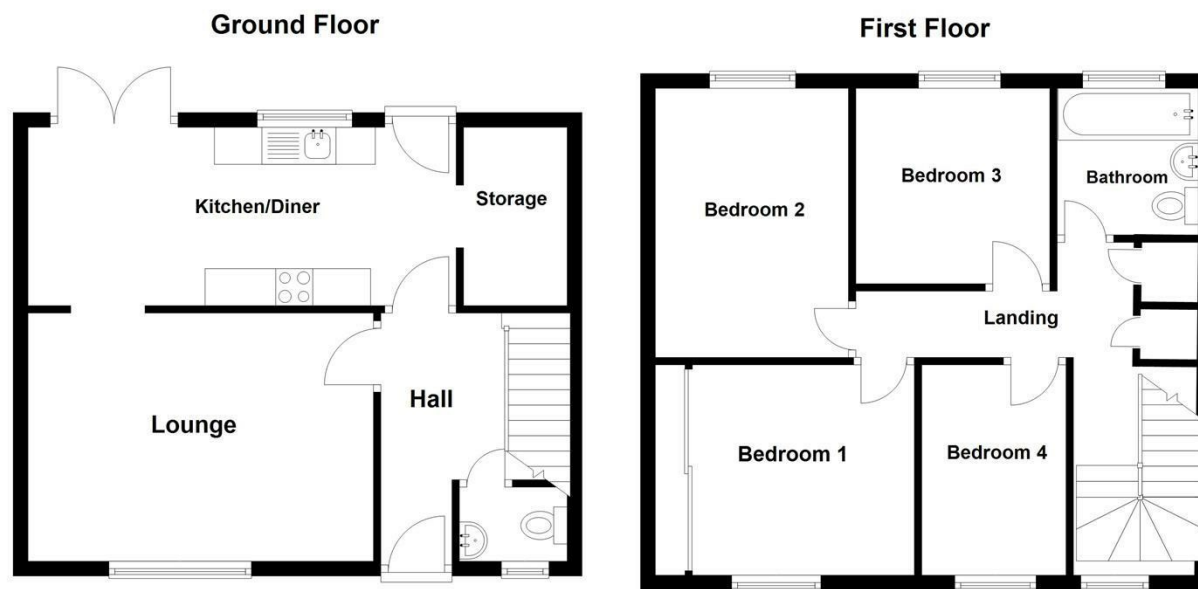












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Plan produced using PlanUp.

# Hobbs & Webb

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Sun 10.30am - 2.30pm



### 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.