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SOUTHVILLE ROAD
Weston-Super-Mare, BS23 4LX

Asking Price £325,000



Rarely available. Being sold with no onward chain, a chance to purchase a good size detached bungalow on the level with in the ever popular Southward of Weston-super-Mare in a convenient position for the nearby Clarence Parks, sea front, local shops and other facilities. The bungalow which will require modernisation offers scope to create further accommodation subject to the necessary building and planning consents with the accommodation which is part double glazed and has gas central heating comprising an entrance porch to an entrance hall, lounge, separate dining room, kitchen, 3 bedrooms, bathroom as well as a refitted shower room. The property is set in a good sized plot with front garden with a driveway to the side providing off street parking with scope to create a garage, and level enclosed rear garden.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:

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

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PROPERTY DESCRIPTION

Upvc double glazed sliding patio doors to.

6'9" x 2'11" (2.06m x 0.89m)

Light, inner part glazed timber door and side panels to.

Entrance Hall

Radiator, telephone point, exposed timber flooring.

Lounge

15'0" x 13'10" (4.57m x 4.22m)

Upvc double glazed shallow bay window to the front and further double glazed window to the side, chimney breast with open fireplace with reconstituted stone surround with timber mantle, radiator.

Dining Room

13'11" x 10'8" to 14 '11" recess (4.24m x 3.25m to 4.27m '3.35m recess)

One recess with double cupboard with louvred doors housing Worcester gas fired boiler providing hot water and central heating. Chimney breast with gas fire with tiled inset and timber mantle, radiator, Upvc double glazed window to the side, timber double glazed and aluminium single glazed sliding patio doors leading to the rear garden, sliding door to.

Kitchen

12'4" x 6'6" (3.76m x 1.98m)

Upvc double glazed windows to side and rear and Upvc double glazed door to the rear garden. Fitted with 3 double and single wall cupboard, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under , further double and single base cupboards and drawers with work tops over, plumbing for a washing machine, gas cooker point.

Bedroom 1

15'0" into wardrobes x 13'11" (4.57m into wardrobes x 4.24m)

Plus shallow double glazed bay window, fitted with 3 double wardrobes and overhead storage cupboards, picture rail, radiator.

Bathroom

7'0" x 5'0" (2.13m x 1.52m)

Upvc double glazed window, radiator, panelled bath, low level WC, pedestal wash hand basin, half tiled surrounds.

Inner hall

Leading to.

Bedroom 2

12'1" x 12'0" (3.68m x 3.66m)

Upvc double glazed window to the rear, radiator, aluminium sliding patio doors to the garden.

Bedroom 3

10'5" x 9'3" (3.18m x 2.82m)

Upvc double glazed window, picture rail, radiator

Refitted shower room

9'3" x 4'3" (2.82m x 1.30m)

Sky light, fully tiled walls, fitted with a white suite of vanity wash hand basin with mixer tap over and double cupboard under, low level WC, one and a half size walk in tiled shower cubicle with sliding screen and mains mixer shower unit with drencher head and separate hand held shower attachment, heated towel rail, extractor, timber effect flooring.

PROPERTY DESCRIPTION

Outside

The front garden is laid to lawn with path to the front door and shrub bed, tarmacadam driveway to the side of the property provides off road parking for 2 to 3 cars leading to a store room with up and over door measuring 9'0" x 8'4" (2.74m x 2.54m), with door to the rear garden. The rear garden measures approximately 55'0" x 52'0" (16.76m x 15.85m) has a useful brick built storage shed, paved patio area, level lawn with chipping stone beds to the side and is enclosed by timber fencing.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains water supply Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage 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







Ground Floor

Approx. 114.8 sq. metres (1235.9 sq. feet)



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
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.