



**Hobbs&Webb**

**MARTINDALE ROAD**  
Weston-Super-Mare, BS22 8QE

Offers In Excess Of £320,000





Situated in the sought-after Milton area, this older-style detached home offers a fantastic opportunity for buyers seeking convenience and space. Located just a short distance from Baytree Recreation Ground, the property provides easy access in and out of town and is within walking distance of Milton train station—ideal for commuters. Local amenities can be found on Milton Road, with a wider selection of shops, supermarkets, and retail parks nearby. The area also benefits from excellent schooling options.

Upon entering, a double-glazed door leads into a practical entrance porch, which in turn opens into a welcoming entrance hall with stairs to the first floor. The front-facing sitting room is a cosy space, featuring a log-burning stove as its focal point. At the rear of the house, the impressive kitchen/diner which spans the entire width of the property, overlooking the garden.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the second double bedroom enjoys views over the rear garden. A storage cupboard housing the boiler is also located here. The third bedroom is a generous single room, complete with fitted wardrobes. The stylish family bathroom fitted with a contemporary suite comprising a panelled bath with an overhead shower and screen, a low-level WC, a heated towel rail, and a wash hand basin with built-in storage.

Externally, the property boasts a driveway with parking for two cars, leading to a larger-than-average wedge-shaped garage with light, power, and a rear access door to the garden. A standout feature is the self-contained office, accessed from the front garden—ideal for those working from home. The low-maintenance rear garden is fully enclosed by panelled fencing and enjoys a sunny southerly aspect, with a paved patio providing a great space for outdoor relaxation.

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-plus) <b>A</b>                          | <b>61</b> | <b>83</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**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

uPVC half obscured double glazed entrance door into the entrance hall, uPVC double glazed windows, tiled flooring and entrance door into:-

## Entrance Hall

Tiled flooring, stairs rising to the first floor landing, radiator and doors to the lounge and kitchen/diner.

## Lounge

12'2 x 11'10 (3.71m x 3.61m)

Coving to the ceiling, uPVC double glazed window to the front aspect, recessed log burner, television point and wood effect laminate flooring.

## Kitchen/Diner

18'3 x 9'9 (5.56m x 2.97m)

A stylish kitchen/diner comprising of matching wall and base cupboard and drawer units with rolling edge work surfaces incorporating a ceramic one and a half bowl sink and drainer unit with chrome mixer tap over. Five ring gas hob with extractor hood over and electric oven below. Space and plumbing for washing machine, cupboard with space for freestanding fridge/freezer, uPVC double glazed window to the rear aspect, uPVC half glazed door providing access to the rear garden, a further range of cupboard and work surface in the dining area, radiator, wood effect laminate flooring, spotlights and uPVC double glazed French door providing access to the rear garden.

## Landing

Coving to the ceiling, uPVC double glazed window to the side aspect, loft access, smoke alarm and doors to the bedrooms and bathroom.

## Bedroom One

12'1 8'5 (3.68m x 2.57m)

Fitted with a range of matching wardrobes and over-bed storage cupboards, uPVC double glazed window to the front aspect, radiator, spotlights, television point, wood effect laminate flooring and door to:-

## En-suite Shower Room

Shower cubicle with rainfall shower, additional handheld shower attachment and glass screen, wash hand basin with mixer tap over and cupboard below, fully tiled walls, heated towel rail, extractor fan and tiled flooring.

## Bedroom Two

11'11 x 8'9 (3.63m x 2.67m)

Coving to the ceiling, uPVC double glazed window to the rear aspect, radiator, cupboard housing the gas combi boiler and wood effect laminate flooring.

## Bedroom Three

9'3 x 7'5 (2.82m x 2.26m)

Coving to the ceiling, uPVC double glazed window to the front aspect, radiator and exposed floorboard flooring.

## Bathroom

A three piece bathroom suite comprising panelled bath with chrome shower over and glass shower screen, low level WC, wash hand basin with mixer tap over an cupboard below, heated towel rail, uPVC obscured double glazed window to the rear aspect, partially tiled walls, extractor fan and tiled flooring.

# PROPERTY DESCRIPTION

## Self Contained Office

uPVC double glazed window to the rear aspect, electric radiator and wood effect laminate flooring.

## Garden

A low maintenance garden laid to patio slabs, enjoying a southerly aspect and enclosed by panelled fencing. Outside tap and rear access door into the garage.

## Garage & Driveway

15'0 (max width) narrowing to 7'7 x 14'3 (4.57m (max width) narrowing to 2.31m x 4.34m)

Electric rolling door, power, lighting and rear access door to the garden.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Wood Burning Stove
- Mains Drainage

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)



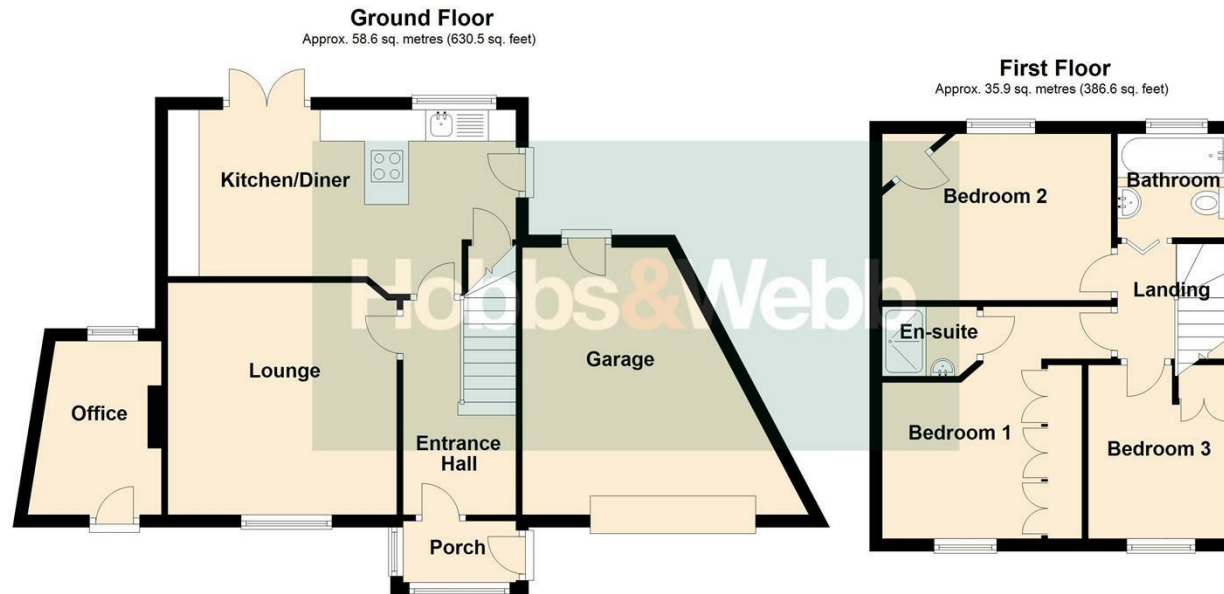












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Plan produced using PlanUp.

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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.