



**Hobbs&Webb**

**FARNBOROUGH ROAD**  
Weston-Super-Mare, BS24 7GG

Price £375,000





Hobbs & Webb are delighted to bring to the market this beautifully presented three-bedroom detached home, ideally positioned within the sought-after Locking Parklands development, overlooking open green spaces that provide a wonderful sense of openness and tranquillity.

The property is approached via a paved driveway with a neatly landscaped front garden laid to artificial lawn, and benefits from access to a larger-than-average garage.

Upon entering, you are welcomed into a spacious entrance hall with cloakroom and useful downstairs storage. The front-facing living room features a charming bay window that frames the attractive green outlook. To the rear, a modern kitchen/diner comes complete with integrated appliances and opens into a bright conservatory, offering excellent additional living space.

Upstairs, the master bedroom boasts its own dressing area, en-suite shower room, and a private balcony – the perfect spot to enjoy the peaceful views across the green. Two further bedrooms and a well-appointed family bathroom complete the first-floor accommodation.

The rear garden has been lovingly maintained and offers a combination of patio and lawned areas, with a high degree of privacy – ideal for outdoor dining, relaxing, or entertaining.

An excellent opportunity to acquire a turn-key home in a desirable location – early viewing is highly recommended.

## Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(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 Hall

Access via secure partially glazed door to the entrance hall. Further doors leading to lounge, cloakroom and kitchen/diner, and stairs rising to the first floor landing.

## Cloakroom

6'4 x 4'6 (1.93m x 1.37m)

Low level WC, wash hand basin with mixer tap over and useful under-stairs storage cupboard.

## Living Room

18'7 x 15'10 max (11'8 min) (5.66m x 4.83m max (3.56m min))

Accessed via entrance hall, uPVC double glazed bay window to front and further uPVC double glazed windows to front and side, television and telephone points.

## Kitchen/Diner

18'7 x 9'2 (5.66m x 2.79m)

Accessed via the entrance hall. A matching range of wall and base units with square edge worktops and upstands over. Four ring gas hob with fan assisted oven below and extractor over. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated fridge/freezer, washing machine and tumble dryer. Wood effect laminate flooring, uPVC double glazed window to the rear aspect and uPVC double glazed French doors providing access to the conservatory.

## Conservatory

12'2 x 9'6 (3.71m x 2.90m)

One solid wall with the remaining made up from uPVC double glazed units with glass roof, two wall lights, wood effect laminate flooring and uPVC double glazed French doors providing access to the garden.

## Landing

Smoke alarm, loft access, over-stairs storage cupboard and doors to:-

## Bedroom One

11'9 x 11'2 extending to 18'9 to dressing area (3.58m x 3.40m extending to 5.72m to dressing area)

uPVC double glazed sliding patio doors providing access to a lovely balcony overlooking the open fields to the front, radiator, built in wardrobes with sliding mirrored doors, uPVC double glazed window to the front aspect, television & telephone points and door to:-

## En-suite

7'2 x 4'10 (2.18m x 1.47m)

Fully tiled shower cubicle with chrome shower attachment and sliding glass door, wall mounted wash hand basin with mixer tap over, low level WC, partially tiled walls, chrome heated towel rail, shaver point, extractor fan and tiled flooring.

## Bedroom Two

11'3 x 9'3 plus built in wardrobes (3.43m x 2.82m plus built in wardrobes)

uPVC double glazed window to the rear aspect, radiator and built in wardrobes with sliding doors.

# PROPERTY DESCRIPTION

## Bedroom Three

9'3 x 7'4 (2.82m x 2.24m)

uPVC double glazed window to the rear aspect and radiator.

## Family Bathroom

Panelled bath with mixer tap, chrome shower and tiled surround. Wash hand basin with mixer tap over, low level WC, uPVC obscured double glazed window to the side aspect, shaver point, chrome heated towel rail, extractor fan and tiled flooring.

## Rear Garden

A beautifully maintained rear garden laid to stone patio with central arch shaped hedge providing access to the lawn area with central blossom tree and shrub & hedge borders. Fencing to each side, timber shed, outside tap and side door providing access to the garage.

## Garage & Driveway

garage 21'6 x 11'2 (garage 6.55m x 3.40m)

Larger than average garage with up and over door, power, lighting and side access door providing access to the garden. The driveway provides off street parking for at least two vehicles.

## Management Charge Information

There is an annual maintenance charge of £319.00 which can be paid quarterly. This is for the upkeep of the communal garden spaces,

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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)



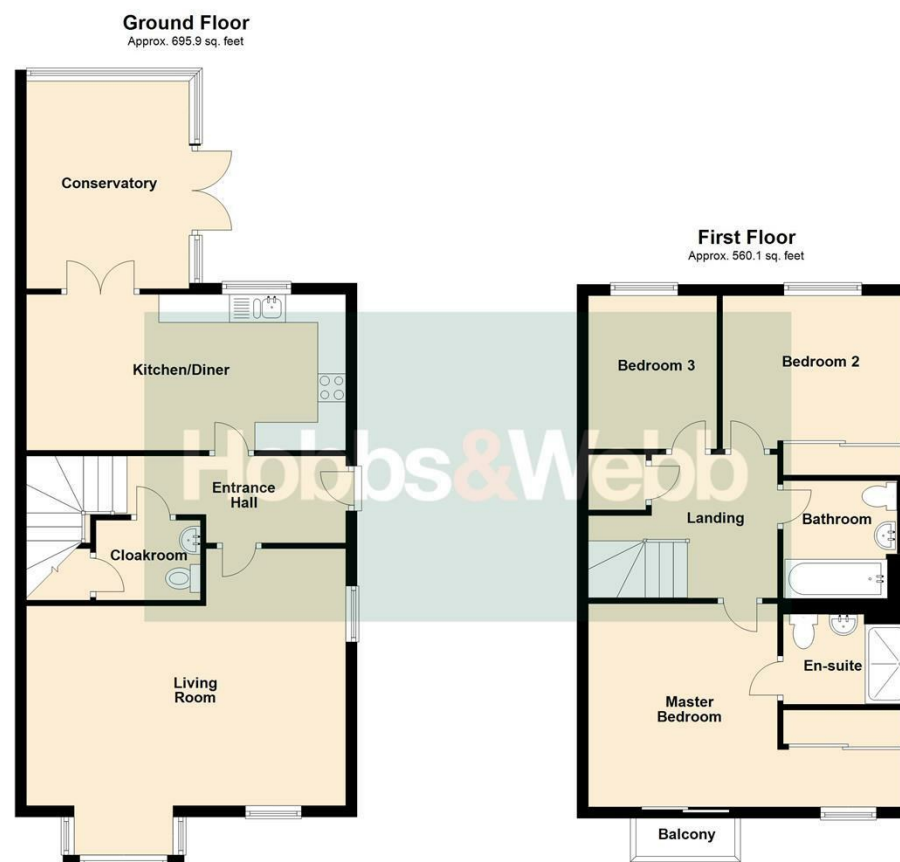












Total area: approx. 1256.0 sq. feet

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Plan produced using PlanUp.

# Hobbs & Webb

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### IMPORTANT NOTICE

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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.