



Hobbs&Webb

TOTTERDOWN ROAD
Weston-super-Mare, BS23 4LN

Asking Price £370,000



Must be viewed. Located on the level within the ever popular Southward of Weston-super-Mare, in a convenient position and within an easy walk of Broadoak academy & Hans Price academy secondary schools, Uphill primary school & local nurseries as well as local shops, the sea front and Clarence Parks and the nearby town centre and railway station; a much improved and extended older style semi detached residence. The accommodation which is gas centrally heated and has Upvc double glazing has an entrance hall with a cloakroom, a cosy formal lounge with a wood burner, and a semi open plan extended refitted kitchen dining sitting room with bifold doors on to the rear garden. On the first floor 3 good size bedrooms and a modern refitted bathroom. A real feature of the property is the level rear southerly and westerly private enclosed rear garden approximately 42'0" x 28'0" (12.80m x 8.53m), as well as a front garden with driveway providing parking which leads to a detached garage.

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)	A		82
(81-91)	B		
(69-80)	C	67	
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Part stain and leaded glazed front door to.

Entrance Hall

Coved ceiling, picture rail, Upvc double glazed window, vertical radiator, exposed original solid timber flooring, useful storage cupboard housing gas fired boiler providing hot water and central heating.

Cloakroom

Spot light, Upvc double glazed window, heated towel rail, low level WC, vanity wash hand basin with mixer tap over and double cupboard under, timber effect flooring.

Lounge

14'3" into bay x 11'3" recess (4.34m into bay x 3.43m recess)

Coved ceiling, picture rail, Upvc double glazed bay window to the front, chimney breast with brick backed recess housing wood burner with stone hearth, 2 recess one being shelved, radiator, TV point.

L shaped semi open plan Sitting, dining kitchen ar

A lovely bright open plan area with Sitting area 13'4" x 11'3" (4.06m x 3.43m) Vertical radiator, chimney breast with brick backed recess and slate effect hearth, timber effect flooring, bifolding doors westerly facing on to the rear garden.

Kitchen area 19'6 x 7'7" (5.94m x 2.31m) 4 spot lights 2 Velux double glazed skylights, Upvc double glazed windows to side and rear overlooking the garden, Upvc double glazed door and side panel to the driveway. The kitchen is refitted with a comprehensive range of modern units comprising wall and base

cupboards, larder style units, in and out larder unit, deep drawers, shelved book display, one and a half bowl single drainer sink with mixer tap over with stone effect work top surrounds with tiled splash backs, integrated 4 ring electric halogen hob, integrated electric oven (gas supply available), integrated fridge and freezer as well as integrated washing machine and slim line dishwasher, timber effect flooring.

From the entrance hall quarter turn stair case to.

First floor landing

Coved ceiling, Upvc double glazed window to the side.

Bedroom1

14'2" bay x 11'5" recess (4.32m bay x 3.48m recess)

Upvc double glazed bay window to the front, picture rail, radiator.

Bedroom 2

13'5" x 11'3" recess (4.09m x 3.43m recess)

Upvc double glazed window to the rear garden, picture rail, radiator.

Bedroom 3

9'9" x 7'9" (2.97m x 2.36m)

Upvc double glazed window to the rear garden, picture rail, radiator.

Bathroom

8'6" x 7'7" (2.59m x 2.31m)

4 spot lights and combined spot light / extractor, Upvc obscure double glazed windows to the side and front, the bathroom is fitted with a modern white

PROPERTY DESCRIPTION

suite of panelled bath with mixer tap and mains mixer shower unit over and folding screen to the side, wash hand basin with mixer tap over, low level WC, radiator, loft access with pull down ladder.

Outside

42'0" x 28'0" (12.80m x 8.53m)

The front garden is enclosed by dwarf rendered walling, is laid to a paved driveway providing off road parking, chipping stone bed and circular patio feature to the side as well as flower and shrub beds. Double gates lead to a driveway to the side of the house with outside tap in turn leading to a detached garage 16'2" x 8'5" (4.88m x 2.57m) with up and over door power and light.

The rear garden is a real feature of the property measuring approx. 42'0" x 28'0" (12.80m x 8.53m) and is southerly and westerly facing thus attracting a good deal of sunlight and making an ideal area to relax and dine, and is enclosed by timber feather edge and timber panelled fencing. The garden is level and laid to a patio seating area, level lawn with timber pergola, chipping stone and flower and shrub border, bark bed, timber summer house.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains 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

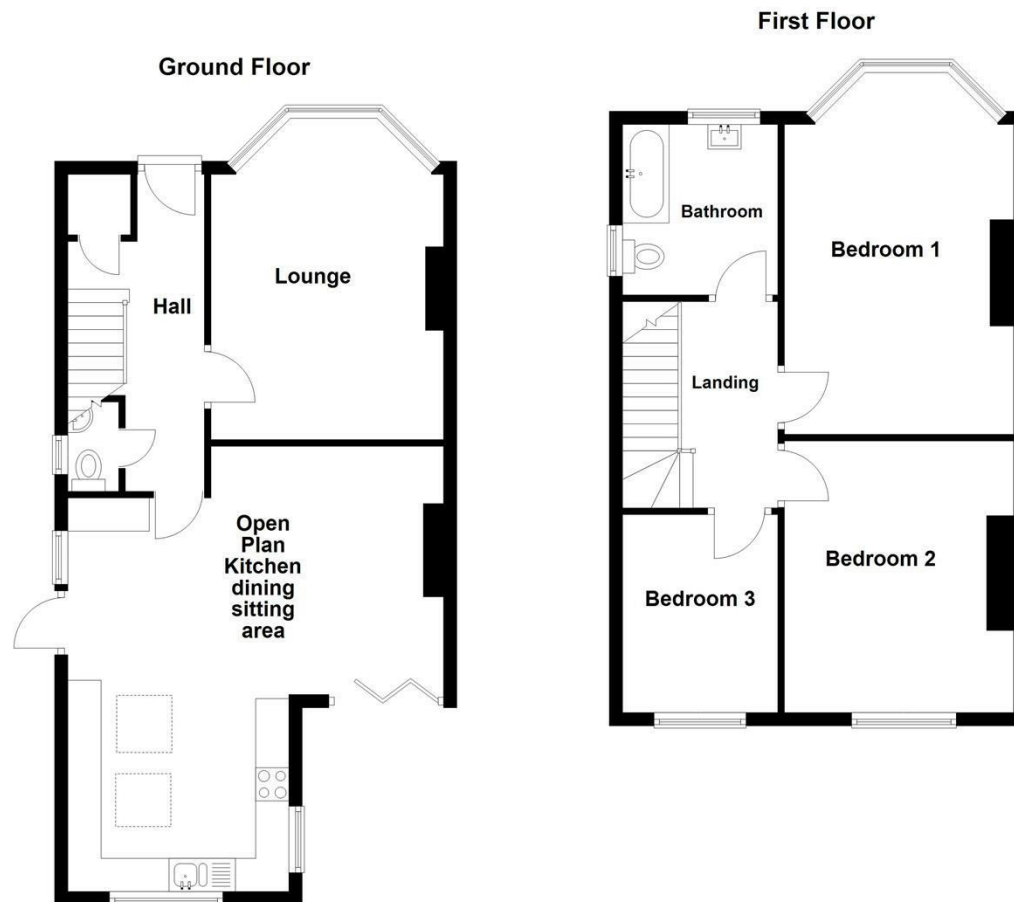
Flood Information:

flood-map-for-planning.service.gov.uk/location









Hobbs & Webb

01934 644664

Open 7 days a week

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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.