



**Hobbs&Webb**

**LAPWING GARDENS**  
Weston-Super-Mare, BS22 8UP

Price £275,000



Offered to the market with no onward chain, this beautifully presented detached bungalow is ideally positioned on the level within a peaceful cul-de-sac, just a short stroll from the amenities of Worle High Street.

The accommodation is well laid out and briefly comprises a welcoming porch, entrance hall with two handy storage cupboards, a bright and airy lounge with bay window, a well-equipped kitchen, modern bathroom, two good-sized bedrooms, and a conservatory that overlooks the garden.

Outside, the rear garden is designed for easy maintenance with a patio layout and enjoys a pleasant westerly aspect—perfect for afternoon sun. The front garden is laid to lawn, with a block-paved driveway providing off-road parking and access to the garage.

This delightful home is ideal for those looking to downsize or seeking a convenient, low-maintenance lifestyle in a sought-after location.

### 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>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</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

## Driveway & Front Garden

A block paved driveway providing off street parking for several vehicles and access to the garage. The front garden is laid to lawn with mature shrubs and hedges.

## Entrance Porch

uPVC double glazed entrance door with side panel, further door with stained glass giving access to the entrance hall.

## Entrance Hall

Radiator, loft access, cupboard with hanging rail, wall mounted thermostat, further cupboard with shelving and doors to:-

## Kitchen

11'8 x 9'1 (3.56m x 2.77m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Stainless steel one bowl sink and drainer unit with mixer tap over. Four ring gas hob with extractor fan over. Eye level double oven. Space and plumbing washing machine and fridge/freezer. uPVC double glazed window to the front aspect, radiator and vinyl flooring.

## Lounge

14'9 x 11'9 (4.50m x 3.58m)

uPVC double glazed curved bay window to the front aspect, radiator, dado rail, gas fire with feature surround, television point and coved ceiling.

## Bedroom One

12'4 x 10'9 (3.76m x 3.28m)

uPVC double glazed window to the rear aspect, coved ceiling and radiator.

## Bathroom

'P' shaped bath with twin taps over and 'Mira' electric shower. Vanity wash hand basin with twin taps over. Low level WC, heated towel rail, tiled walls, two uPVC obscured double glazed windows to the side aspect and vinyl flooring.

## Bedroom Two

10'2 x 9'1 (3.10m x 2.77m)

Radiator, cupboard housing 'Vaillant' gas combi boiler and uPVC double glazed windows and door providing access to the conservatory.

## Conservatory

10'1 x 7'1 (3.07m x 2.16m)

Built with a small brick wall with uPVC double glazed units over and polycarbonate roof. uPVC double glazed door providing access to the rear garden.

## Rear Garden

Laid to patio with fenced boundaries and enjoying a westerly aspect. Side door into the garage and wooden gate providing access to the driveway.

## Garage

15'7 x 8'3 (4.75m x 2.51m)

Up and over door, power and lighting.

## Agent Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by an employee of The Property Group (2010) trading as Hobbs & Webb.

# PROPERTY DESCRIPTION

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not???
- 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)

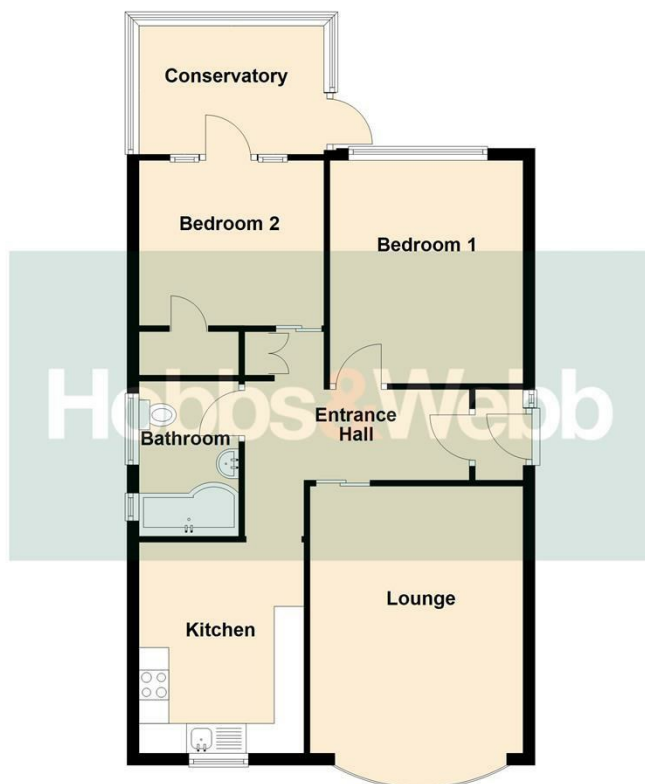






### Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.