



**Hobbs&Webb**

**FURZE CLOSE**  
Weston-super-Mare, BS22 9SH

Price £325,000





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Hobbs and Webb are delighted to welcome to the market this semi-detached chalet bungalow which was built in the mid 1970's and situated in a quiet cul-de-sac in the popular location of Worlebury. This lovely home is immaculately presented and has hugely improved by the current vendors. The accommodation briefly comprises, 3 bedrooms, 2 reception rooms, kitchen/dinning room, downstairs WC, shower room, gardens to the front and rear, garage and driveway. If you are looking for somewhere that is virtually maintenance free then you must book to view.

#### Local Authority

North Somerset Council Tax Band: D

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		
(55-68) D	62	
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

uPVC double glazed sliding entrance door into the entrance porch, wood effect laminate flooring and obscured glazed wooden door into:-

## Entrance Hall

Coved ceiling, radiator, wall mounted thermostat, under stairs storage cupboard, stairs rising to the first floor landing and doors to the cloakroom, lounge and kitchen/dining room.

## Cloakroom

Low level WC, wall mounted wash hand basin with twin taps over, partially tiled walls, radiator and wood effect laminate flooring.

## Lounge

16' x 12'8 (4.88m x 3.86m)

uPVC double glazed window to front, two radiators, television point, electric feature fire, coved ceiling and double doors through to:-

## Kitchen/Dining Room

19'9 x 10'5 (6.02m x 3.18m )

A lovely kitchen comprising a range of cream shaker style wall and base cupboard and drawer units with underlighting cabinet lighting, square edge work surfaces and tiled splashbacks. Inset ceramic sink and drainer with mixer tap over. Four ring gas hob with extractor hood over. Eye level electric oven and built in microwave above. Integrated dishwasher & washing machine. uPVC double glazed window to rear, wood effect laminate flooring, coved ceiling, uPVC double glazed French doors to the rear garden, radiator and doors back to the entrance hall and to the study.

## Study

10'7 x 7'7 (3.23m x 2.31m )

uPVC double glazed window to the front, telephone point, built in storage units, radiator, further cupboard, space for freestanding fridge/freezer, wood effect laminate flooring and uPVC double glazed French doors to the rear garden.

## Landing

uPVC double glazed window to the side, radiator, loft access, smoke alarm and doors to the bedrooms and shower room.

## Bedroom One

10'9 x 10'2 (3.28m x 3.10m)

uPVC double glazed window to front with sea glimpses, radiator and coved ceiling.

## Bedroom Two

11'2 x 10'8 (3.40m x 3.25m )

uPVC double glazed window to rear, radiator, built in cupboard with shelving and radiator, built in wardrobe and coved ceiling.

## Bedroom Three

6'0 x 9'4 max (1.83m x 2.84m max)

uPVC double glazed window to front, built in wardrobes, radiator, coved ceiling and over stairs storage cupboard.

## Shower Room

A double length shower cubicle with chrome shower and glass sliding door.

## PROPERTY DESCRIPTION

Close coupled WC, wash hand basin with mixer tap, light up mirror above and cupboards below. Partially tiled walls, chrome heated towel rail, uPVC obscured double glazed window to rear and downlights.

### Front Garden

Attractive stone walled terraced landscaped garden with flower beds with mature shrubs and partly laid to chippings. Block paved driveway with access to the front door.

### Rear Garden

Enclosed mainly by walling, patio area with mature flower and shrub borders, water feature, outside tap, raised patio area with store shed to the side, personal door to garage.

### Garage

16' x 8'8 (4.88m x 2.64m)

Electric door, light and power, double glazed personal door and window.

### Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not???
- Gas central heating
- Mains drainage.

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)

For an indication of specific speeds and supply or coverage in the area, we





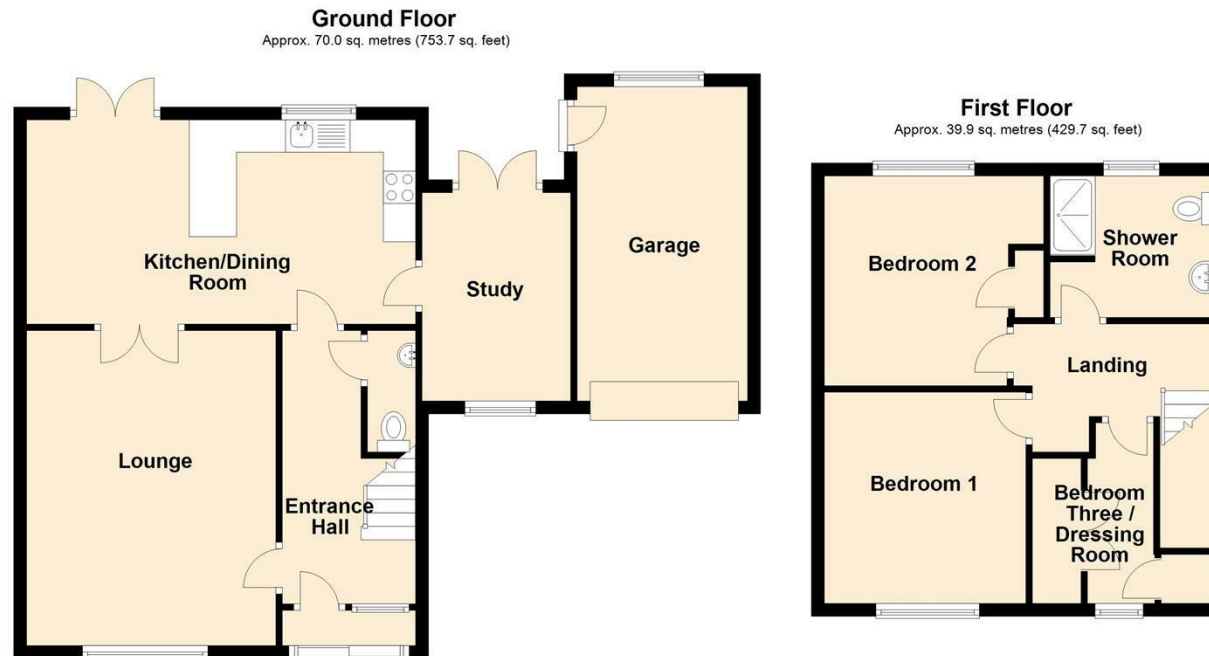












Total area: approx. 109.9 sq. metres (1183.3 sq. feet)

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# Hobbs & Webb

## 01934 644664

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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.