



Hobbs&Webb

CLARENCE GROVE ROAD
Weston-Super-Mare, BS23 4AG

Price £525,000



*** SOLD PRIOR TO MARKETING SIMILAR REQUIRED ***

A rare opportunity to acquire a substantial detached period property located in this quiet sought after tree lined road in the conservation area, within walking distance of the Clarence Parks, the sea front as well as local shops and schools. The property offer generous room sizes, has gas central heating as well as dated double glazing and although requiring some modernisation does however offer potential purchasers the opportunity to create a spacious family home. A open porch leads to a welcoming entrance hall with access to a walk in pantry, to the front of the property a lounge and separate dining room as well as a study that would make an ideal place to work from home. The rear of the ground floor has a kitchen and separate breakfast room with huge potential to create a large open plan kitchen / dining / family area, there is also a conservatory, utility room and cloak room. On the first floor a split landing with 4 double bedrooms, the master bedroom with an ensuite bathroom, family bathroom and separate toilet. Outside front and level private enclosed rear garden ideal for children to play, whilst a driveway provides room for ample off street parking and leads to a detached garage.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	75
(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

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PROPERTY DESCRIPTION

Open Entrance Porch

Quarry tiled floor, half glazed double timber doors and side panels to.

Entrance Hall

Coved ceiling, understair storage cupboard, radiator.

Lounge

17'2" bay x 14'10" recess (5.23m bay x 4.52m recess)

A westerly facing room with coved ceiling, ceiling rose, picture rail, double glazed bay window to the front, chimney breast with recess housing gas coal effect fire with ornate Adams style timber surround with marble inset and hearth.

Dining Room

17'3" bay x 14'1" recess (5.26m bay x 4.29m recess)

Double glazed bay to the front, coved ceiling, picture rail, chimney breast with open fire with grate and reconstituted stone surround and hearth, radiator, TV point.

Study

10'3" x 9'8" plus shallow bay (3.12m x 2.95m plus shallow bay)

Double glazed bay window, picture rail, corner chimney breast with fire place with cast iron inset, radiator.

Walk in pantry

6'2" x 4'6" (1.88m x 1.37m)

Double glazed window to the side.

From the entrance hall half glazed timber door to.

Kitchen

14'1" x 7'7" extending to 10'8" max (4.29m x 2.31m extending to 3.25m max)

Double glazed window to the side, fitted with a range of wall cupboards and display shelves, larder style unit, single bowl sink with mixer tap over, work top surrounds with tiled splash backs and double and single cupboards and drawers under, 4 ring gas hob with 2 separate gas wok burners with extractor hood and light over, integrated electric oven, space for fridge freezer.

Breakfast room

14'0" recess to 13'3" chimney breast x 11'3" (4.27m recess to 4.04m chimney breast x 3.43m)

Radiator, glazed door to.

Boiler room

6'2" x 4'2" (1.88m x 1.27m)

Single glazed window to the side, wall mounted gas fired boiler providing hot water and central heating, door to airing cupboard part shelved with radiator.

From the breakfast room double doors to.

UPVC Conservatory

23'9" x 13'5" (7.24m x 4.09m)

Built of base wall construction with polycarbonate room and Upvc double glazed windows and double and single double glazed doors to the rear garden.

Utility Room

9'5" x 5'8" (2.87m x 1.73m)

Double glazed window to the rear, single bowl and sink tidy single drainer sink with mixer tap over with tiled splash back, space for fridge and freezer, plumbing for a washing machine.

Cloakroom

Double glazed window, low level WC.

From the entrance hall spindled balustraded stair case to half landing with split stairs to.

Main Galleried Landing

Borrowed light window, loft access with pull down ladder.

Bedroom 1

17'4" bay x 13'9" (5.28m bay x 4.19m)

Picture rail, radiator, TV point, door to.

Ensuite Bathroom

8'3" x 6'8" (2.51m x 2.03m)

Double glazed window, fitted with a grey suite of panelled bath, pedestal wash hand basin with shaver light and socket, low level WC, tiled surrounds, radiator.

PROPERTY DESCRIPTION

Bedroom 2

14'8" bay x 14'6" (4.47m bay x 4.42m)

Including built in triple wardrobes with mirrored sliding doors, picture rail, radiator, pedestal wash hand basin.

Bedroom 3

13'9" x 10'8" plus shallow bay (4.19m x 3.25m plus shallow bay)

Double glazed bay, picture rail, radiator.

Stairs from half landing to.

Bedroom 4

14'0" x 10'8" plus shallow bay (4.27m x 3.25m plus shallow bay)

Double glazed window to the rear, radiator, walk in wardrobe.

From the main landing door to.

Cloakroom

7'3" x 5'2" (2.21m x 1.57m)

This room could easily be turned into a shower room, but currently fitted with a white suite of pedestal wash hand basin and low level WC, double glazed window, picture rail, radiator.

Family Bathroom

9'8" x9'6" (2.95m x2.90m)

Double glazed window, wired for 3 wall lights, corner bathroom with Victorian style mixer tap with shower attachment, tiled shower cubicle with electric shower, vanity wash hand basin with double and single cupboards under.

Outside

The front garden is enclosed by local limestone walling, laid to lawn with flower and shrub border, a driveway to the side approached via double gates laid to tarmacadam and providing off street parking for several vehicles and leading to a detached brick built garage 16'2" x 12'1" (4.93m x 3.68m) with up and over door and Upvc double glazed window to side and single glazed window to the rear, power and light. A pedestrian side gate from the driveway leads to the rear garden

which is private and enclosed by local stone walling and offers a fantastic space to relax and for children to play, laid predominately to level lawn with shrub borders, apple tree, greenhouse.

Tenure

Freehold subject to a £7.10 yearly rent charge

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
- Set within the conservation area

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

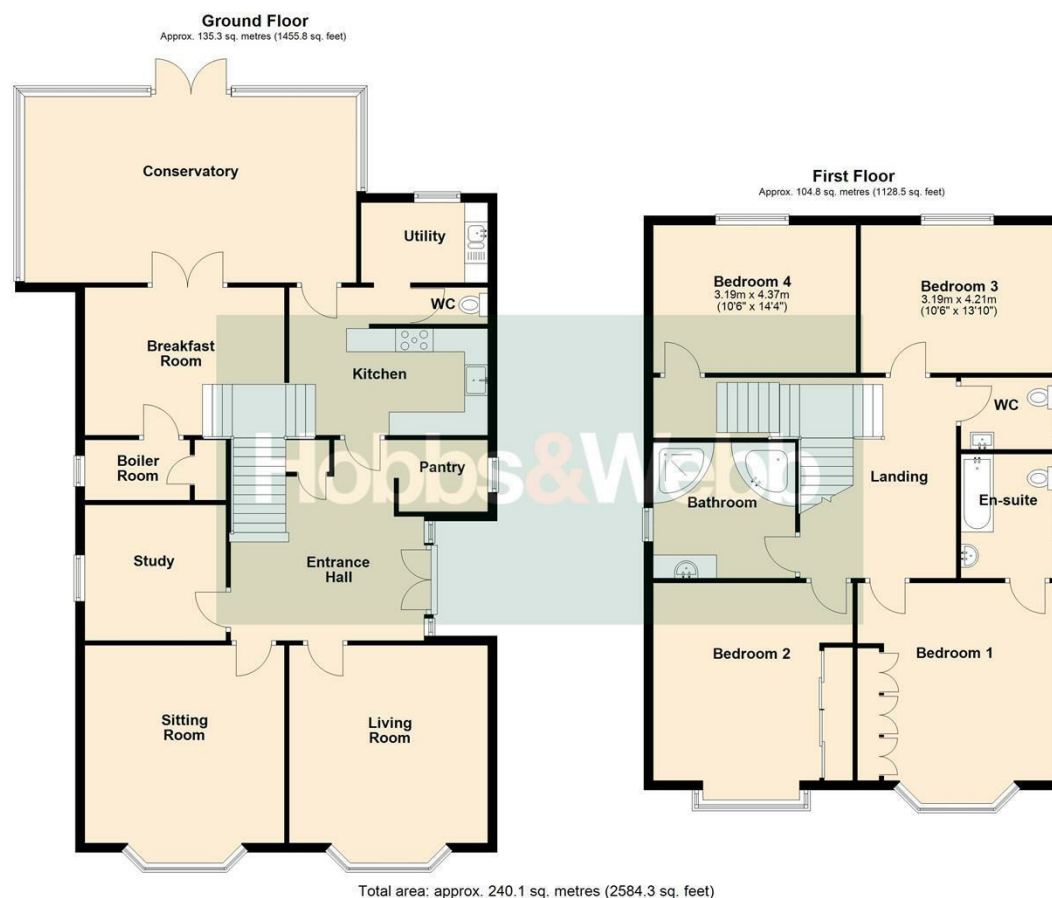
Flood Information:

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









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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.