



Hobbs&Webb

ORCHARD CLOSE
Weston-Super-Mare, BS22 6PL

Price £305,000



Ideally located for Worle High Street and other local facilities a deceptively spacious 3 / 4 bedroom chalet bungalow set in a quiet cul de sac position. The property will suit a variety of purchasers but will ideally suit retirement purchasers or growing families with the flexible accommodation which is Upvc double glazed and gas centrally heated comprising an entrance porch leading to an entrance hall, lounge, kitchen, master bedroom 1, bedroom 2 or dining room and bathroom on the ground floor. On the first floor double bedroom 3, office / bedroom 4 leading to a cloakroom and laundry room. The property is set in a good size plot with an attractive front garden with a driveway to the side providing off road parking for 3 cars, a driveway to the side of the property leads to a private enclosed rear garden laid to level lawns and various seating areas and also with access 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
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

Glazed double timber doors to.

Entrance Porch

10'2" x 3'2" (3.10m x 0.97m)

Windows to the front, tiled floor, power point, inner part glazed composite door and Upvc double glazed side panel leading to.

Entrance Hall

Radiator, timber effect flooring.

Lounge

15'4" x 11'3" (4.67m x 3.43m)

Ceiling rose, coved ceiling, Upvc double glazed window to the front , radiator, chimney breast with solid marble surround and hearth and tiled back, timber effect laminate flooring.

Kitchen

13'8" x 7'3" to 5'7" (4.17m x 2.21m to 1.70m)

Coved ceiling, Upvc double glazed window to the side, glass block window to the entrance porch, radiator. The kitchen is fitted with modern white units comprising double and 2 single wall cupboards and book recess, cupboard housing gas fired boiler providing hot water and central heating. Single bowl single drainer sink with mixer tap over and double cupboard under, 2 further double base cupboards and wine rack with roll edge worktops over forming part breakfast bar, with tiled surrounds, 4 ring electric halogen hob with stainless steel chimney extractor hood over, integrated electric oven, space and plumbing for a washing machine, space for fridge, tiled floor, composite door to the driveway.

Bedroom 1

12'8" x 11'3" (3.86m x 3.43m)

Coved ceiling, 2 Upvc double glazed windows to the rear garden, radiator, timber effect flooring, double built in wardrobe.

Bedroom 2 / dining room

10'5" x 9'6" (3.18m x 2.90m)

Upvc double glazed window rear, radiator with cover, timber effect flooring.

Bathroom

7'3" x 6'4" (2.21m x 1.93m)

4 spot lights, Upvc double glazed window, chrome heated towel rail, fitted with a white suite of tiled panelled bath with mains mixer shower unit over with glazed screen to side, low level WC, pedestal wash basin, fully tiled walls and tiled floor.

From the entrance hall carpeted stair case rising to first floor landing.

Bedroom 3

10'6" x 11'3" (3.20m x 3.43m)

Including 2 built in shelved wardrobes, radiator.

Office / bedroom 4

16'5" x 7'5" (5.00m x 2.26m)

Part sloping ceilings and including built in storage cupboards with drawer and recess, max. head height 7'2" (2.18m). 2 Velux sky lights, radiator, 3 spot lights, timber effect flooring with sliding door leading to.

PROPERTY DESCRIPTION

Cloakroom and laundry area

13'8" x 4'8" (4.17m x 1.42m)

Part sloping ceilings, max head height 6'5" (1.96m), Velux sky light, white suite, pedestal wash basin, low level WC, tiled surrounds, work top with shelves, tile effect flooring, radiator, access to storage.

Outside

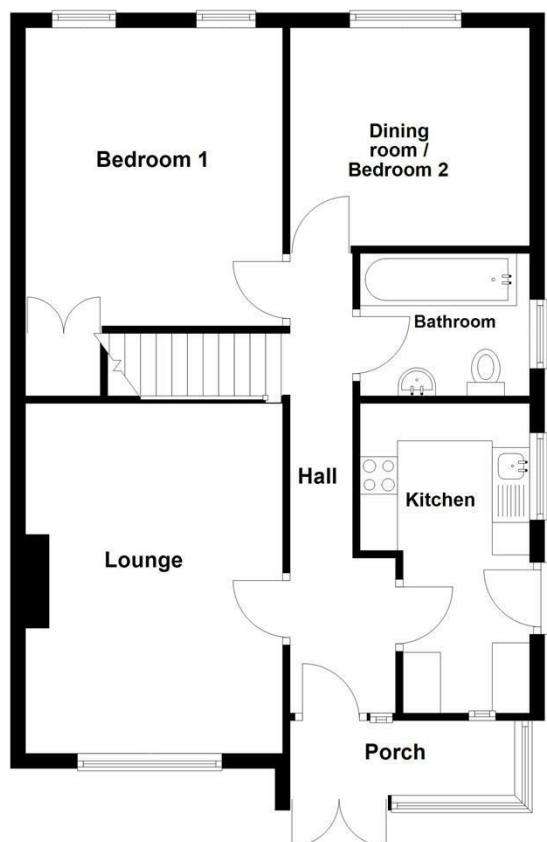
The front garden is part enclosed by timber fencing with concrete driveway providing parking, chipping stone bed, paved patio seating area and further paved patio with shrubs. Timber gate to the side of the property with driveway and outside tap, leading to garage with up and over door, power, Upvc double glazed window to the rear, measuring 15'6" to 13'4" x 8'9" max to 7'2" to pier (4.72m to 4.06m x 2.67m max to 2.18m to pier) including block store accessed from the garden. The rear garden is private and enclosed by timber fencing, laid to seating areas, level lawn with Scottish cobble stone border, flower and shrub beds, apple tree, raised Cotswold stone bed and timber garden shed.



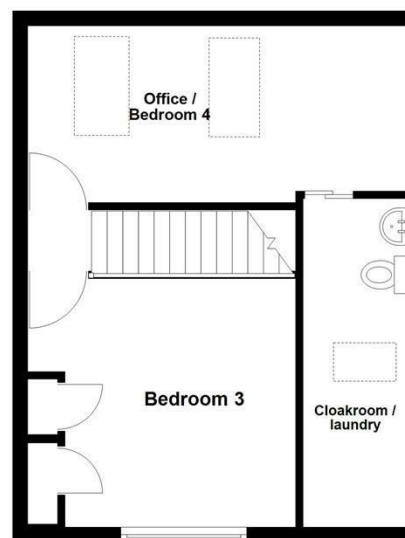




Ground Floor



First Floor



Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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.