



Hobbs & Webb

MOORCROFT ROAD
Weston-Super-Mare, BS24 9SE

Price £295,000



Sold with no onward chain an extended detached house located on the level within the ever popular village of Hutton which has a popular local pub, take away, primary school and church, whilst the nearby town of Weston-super-Mare offers a wider range of facilities and transport links to Bristol and beyond. The property which has gas central heating and double glazing has a good size lounge diner 24'9" x 10'8" (7.54m x 3.25m) an extended L shaped kitchen breakfast room, 3 bedrooms and shower room, whilst outside a front garden, driveway providing parking and leading to a carport and garage and allowing access to the southerly facing rear garden.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	84
(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

Upvc double glazed sliding door to.

Entrance Porch

5'4" x 2'3" (1.63m x 0.69m)

Inner half glazed timber door and side panel to.

Entrance Hall

Radiator, telephone point, glazed door to.

Lounge

24'9" x 10'8" to 9'6" to dining area (7.54m x 3.25m to 2.90m to dining area)

Coved ceiling, Upvc double glazed window to the front, 2 radiators, chimney breast with reconstituted stone surround with timber mantle and display areas with gas fire, door to kitchen.

Kitchen / breakfast room

18'7" x 14'2" to 6'9" (5.66m x 4.32m to 2.06m)

An L shaped room with door to entrance hall, under stair storage cupboard, Upvc double glazed door to the driveway, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with double and double part glazed wall cupboards and corner display unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under. Further double an single base cupboards and drawers with roll edge work tops over with tiled surrounds, plumbing for washing machine and dishwasher, gas cooker point, radiator, Upvc double glazed window to the rear garden and Upvc double glazed sliding patio doors leading to the rear garden.

From the entrance hall staircase to.

First floor Landing

Upvc double glazed floor to ceiling window, part shelved airing cupboard housing factory insulated hot water tank with immersion, loft access.

Bedroom 1

14'4" into wardrobes x 10'3" (4.37m into wardrobes x 3.12m)

Upvc double glazed window to the front with views over pony paddocks to Weston hillside, triple wardrobes with mirrored sliding doors, radiator, chimney breast.

Bedroom 2

10'5" x 10'5" (3.18m x 3.18m)

Upvc double glazed window to the rear garden, radiator.

Bedroom 3

9'5" x 6'4" (2.87m x 1.93m)

Including stair riser, Upvc double glazed window to the front, radiator.

Shower room

6'1" 5'9" (1.85m 1.75m)

Upvc double glazed window, extractor, radiator, tiled double walk in shower cubicle with glazed screen and electric shower, low level WC, pedestal wash basin with mixer tap over, fully tiled walls, tiled effect vinolay flooring.

Outside

6'9" x 6'5" (2.06m x 1.96m)

Front garden with chipping stone bed with shrubs, tarmacadam driveway to the side of the property providing parking with outside light leading to car port

PROPERTY DESCRIPTION

and garage with up and over door power and light measuring 16'9" x 8'9" to 7'2" to pier (5.11m x 2.67m to 2.18m to pier) and also leading to the rear garden. The rear garden is southerly facing thus attracting a good deal of sunlight, outside tap, is paved providing an ideal area to dine and relax with flower and shrub border, green house, garden store with door to front and Upvc double glazed window to the side measuring 6'9" x 6'5" (2.06m x 1.96m).

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 via Bristol Wessex water
- Broadband Fibre available in the Road

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:

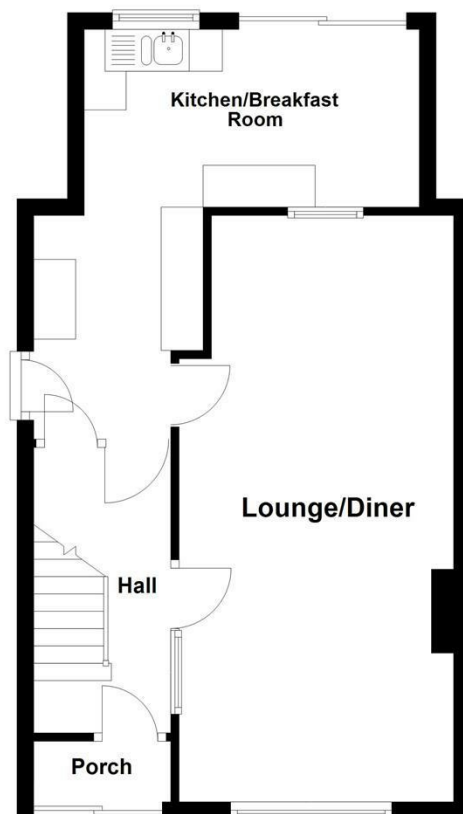
flood-map-for-planning.service.gov.uk/location



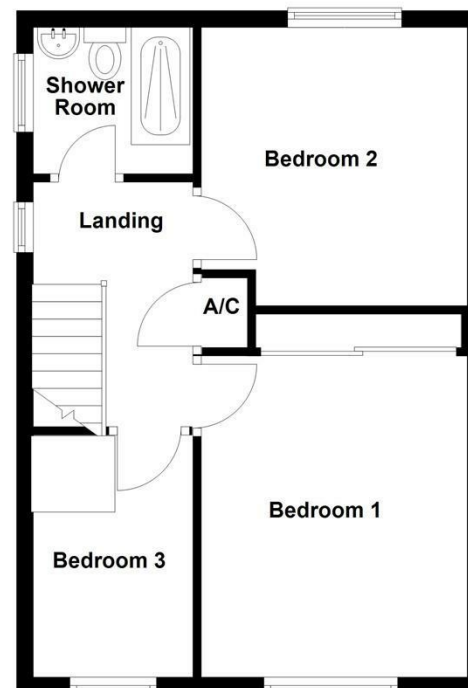




Ground Floor



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.