



Hobbs&Webb

OLDMIXON ROAD
Weston-Super-Mare, BS24 9NW

Price £270,000



A well-presented semi-detached family home situated at the foot of Bleadon Hill.

This attractive property is offered to the market in excellent condition and enjoys convenient access to Weston General Hospital as well as easy connections to the M5 motorway.

The accommodation comprises: welcoming entrance hall, spacious lounge with doors opening directly onto the garden, modern fitted kitchen, generous conservatory, and an additional office/playroom. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a low-maintenance rear garden, driveway parking and a garage.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

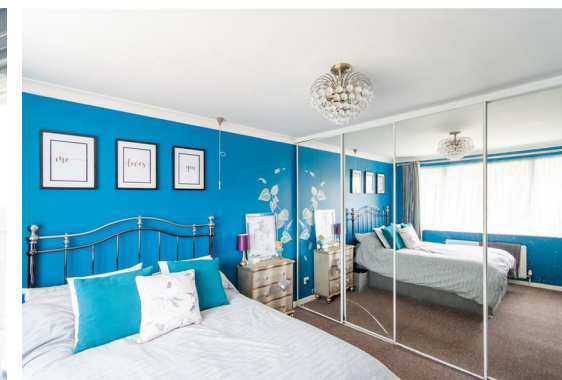
EPC Rating: C

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



PROPERTY DESCRIPTION

Entrance Hall

Entered via a uPVC double-glazed door. Laminate floor. Radiator. Stairs to first floor with under stairs storage cupboard housing wall-mounted boiler. uPVC double glazed window, archway to the kitchen/diner and door to:-

Living Room

19'3 x 10'7 (5.87m x 3.23m)

Coved ceiling, uPVC double-glazed window to the front aspect and sliding patio doors providing access to the rear garden, radiator, wood effect laminate floor and television point.

Kitchen/Diner

12'10 x 11'1 (3.91m x 3.38m)

Fitted with a range of shaker style cupboards with rolled edge worktop surface over and tiled splashbacks.. Inset 1½ bowl enamel sink with chrome mixer tap and tiled splash backs. Built-in-4-ring stainless steel gas hob with electric oven under and stainless steel extractor hood over. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Wood effect laminate flooring, door to the conservatory, uPVC double-glazed window to the rear aspect and door to rear garden.

Conservatory

12'6 x 9'5 (3.81m x 2.87m)

UPVC double-glazed windows, sloping polycarbonate roof, tiled flooring, radiator, french doors opening onto garden and door to:-

Office/Playroom

9'5 x 4'8 (2.87m x 1.42m)

Dual aspect uPVC double-glazed windows, tiled flooring and telephone point.

*Please note the conservatory has been sub-divided to make two rooms.

Landing

Coved ceiling, uPVC double-glazed picture window to the front aspect, loft access, radiator, airing cupboard with shelving and doors to the bedrooms and bathroom.

Bedroom One

11'2 x 10'3 plus built in wardrobes (3.40m x 3.12m plus built in wardrobes)

Coved ceiling, uPVC double-glazed window to the rear aspect, built in wardrobes with sliding mirrored doors and radiator.

Bedroom Two

11'2 x 7'1 (3.40m x 2.16m)

uPVC double-glazed window to the front aspect, radiator and built-in cupboard.

Bedroom Three

10'0 x 6'5 (3.05m x 1.96m)

uPVC double-glazed window to the rear aspect and radiator.

Bathroom

A white three piece suite comprising panel bath with mains shower over, pedestal wash hand basin and low level W.C. Heated towel rail. Fully tiled walls and uPVC obscured double-glazed window to the side aspect.

PROPERTY DESCRIPTION

Outside

checker.ofcom.org.uk/en-gb/broadband-coverage

Front Garden

Laid mainly to lawn with picket fence surround. Brick-paved pathway leading to front door.

Flood Information:

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

Driveway & Garage

Driveway providing off street parking. Garage with sectional up and over door, power and lighting. Courtesy door to rear garden.

Rear Garden

Enclosed rear garden with two decked areas, raised patio and artificial lawn. Outside light and tap, additional garden space to the side with is laid to lawn and enclosed by fencing.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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

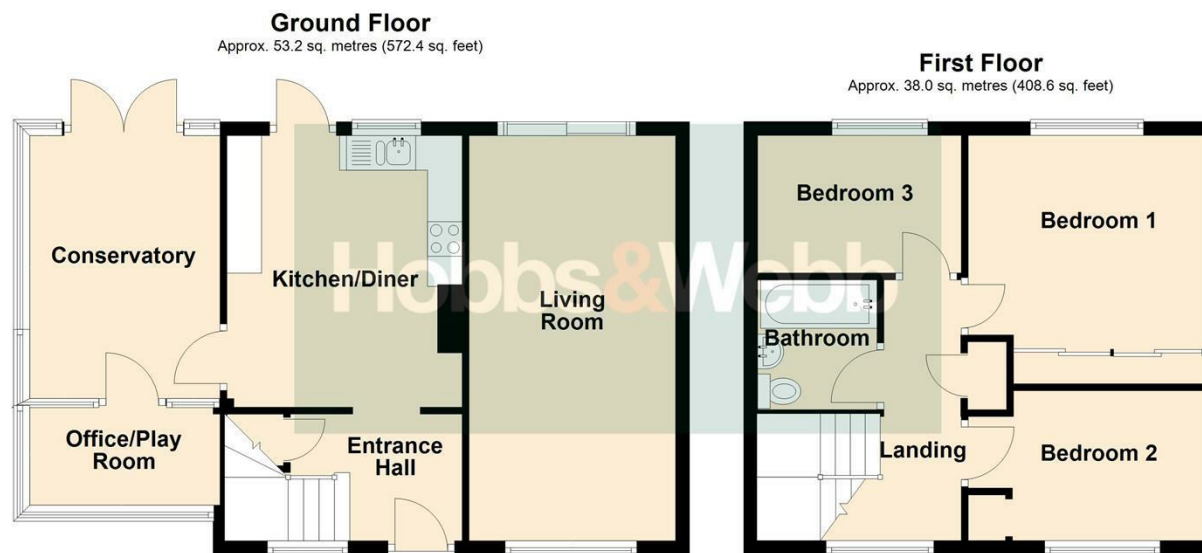
Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage









For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

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.