



**Hobbs&Webb**

**OTTAWA ROAD**  
Weston-Super-Mare, BS23 4PR

Price £165,000





Sold with no onward chain a 2 double bedroom house offering a great opportunity for a first time buyer to get on the housing ladder or a fantastic buy to let investment. Although requiring some finishing work the property has Upvc double glazing and gas central heating with the accommodation arranged as an entrance hall to a lounge, open plan kitchen diner as well as a useful utility room. On the first floor 2 double bedrooms and bathroom whilst outside a front and private rear garden with a useful block built outbuilding.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

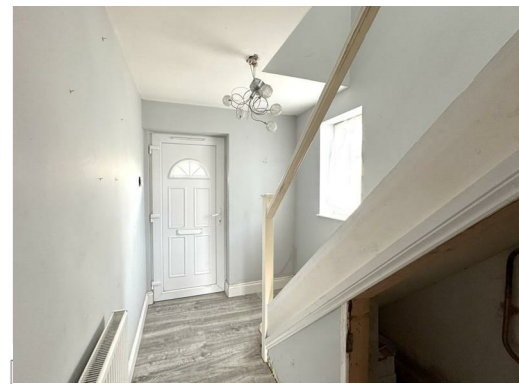
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Upvc double glazed entrance door to.

## Entrance Hall

Upvc double glazed window, radiator, timber effect flooring, under stair storage cupboard, Georgian style glazed door to.

## Kitchen / diner

17'2" x 8'5" plus door recess (5.23m x 2.57m plus door recess)

Kitchen area

Upvc double glazed window to the rear garden, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with a range of oak effect units comprising 2 double and 2 single wall cupboards, single bowl single drainer sink with mixer tap over and double cupboard under, further base cupboards and triple base drawers & space for a fridge with roll edge work tops over with tiled splash backs, integrated 4 ring electric hob with stainless steel electric oven below, tiled floor, under stair storage cupboard.

Dining area

Upvc double glazed double doors to the rear garden, radiator tiled floor, archway to.

## Lounge

10'8" x 10'6" (3.25m x 3.20m)

Upvc double glazed window to the front, chimney breast with brick surround with timber mantle and recess for wood burner, radiator, tiled floor.

Door from the kitchen to.

## Utility Room

8'7" x 5'7" (2.62m x 1.70m)

Upvc double glazed window to the front, fitted with Maple effect units comprising double and single wall cupboard, roll edge work top with double cupboard and drawers below, plumbing for a washing machine, space for a freezer, tiled floor, Upvc door to the rear garden.

From the entrance hall staircase rising to.

## Landing

Upvc double glazed window.

## Bedroom 1

14'6" x 9'3" (4.42m x 2.82m)

Upvc double glazed window to the front, radiator, built in wardrobe.

## Bedroom 2

10'4" x 10'4" (3.15m x 3.15m)

Upvc double glazed window to the rear, radiator.

## Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Fitted with a white suite of panelled bath with water fall mixer tap and mains mixer shower over with tiled surrounds, vanity wash hand basin with waterfall mixer tap over with double cupboard under and triple built in storage drawers, low level WC, tiled splash back, tiled floor, Upvc double glazed window.

# PROPERTY DESCRIPTION

## Outside

20'7" x 3'9" (6.27m x 1.14m)

The front garden is laid to lawn with a path to the front door. The rear garden is enclosed by block walling and measures 24'0" x 24'0" (7.32 x 7.32) minimum plus useful block built outbuilding approached via Upvc door measuring 20'7" x 3'9" (6.27m x 1.14m).

## Tenure

Freehold

## AGENTS NOTE

Please note the property will be sold exactly as seen.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage Main drainage via Bristol Wessex water
- Broadband Via fibre to the property

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](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)







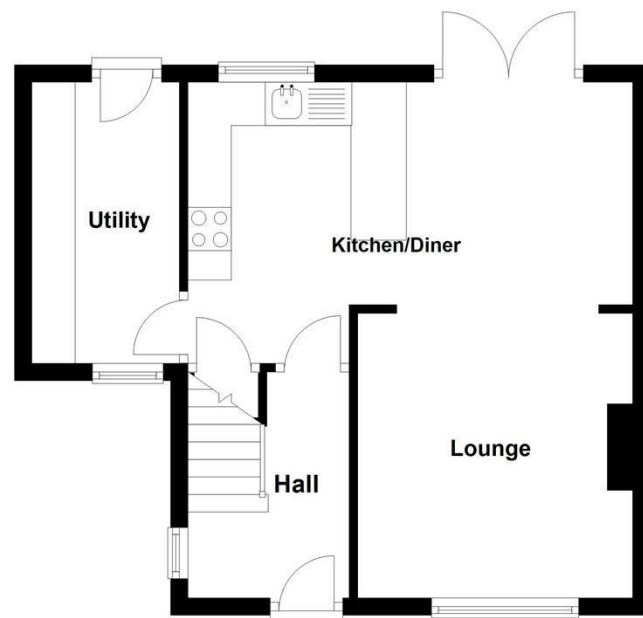




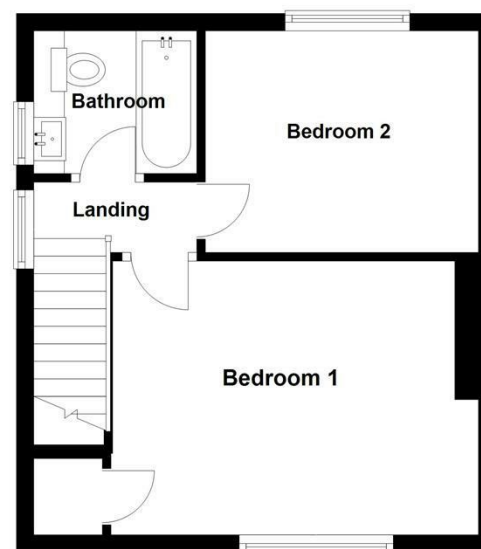




### Ground Floor



### 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.