



**Hobbs&Webb**

**DROVE ROAD**  
Weston-Super-Mare, BS23 3NZ

Price £280,000



Offered to the market with no onward chain, this spacious Victorian terrace house boasts an impressive 1,237 sq. ft. of versatile accommodation, combining period charm with excellent living space.

The ground floor comprises an inviting entrance hall, a generous lounge, separate dining room, a bright and airy breakfast room, and a well-proportioned kitchen. Upstairs, the property offers a landing leading to four bedrooms and a modern family bathroom, providing ample space for families or those needing flexible working arrangements.

To the rear, the low-maintenance garden is laid to patio, creating a private outdoor retreat ideal for entertaining or relaxing. In addition, the property benefits from an allocated parking space, ensuring convenience in this desirable location.

With no onward chain, this attractive home presents an excellent opportunity for buyers seeking a characterful Victorian property with superb proportions and practical features.

### 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) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 63      |           |
| (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**

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# PROPERTY DESCRIPTION

## Entrance Vestibule

Wood effect uPVC obscured double glazed door providing access into the entrance vestibule, dado rail, tiled flooring and door to:-

## Entrance Hall

Wood effect laminate flooring, radiator, stairs rising to the first floor landing, under-stairs storage cupboard and doors to:-

## Lounge

12'3 x 11'9 plus bay window (3.73m x 3.58m plus bay window )  
uPVC double glazed square bay window to the front aspect, gas fire with marble hearth, television aerial, telephone point, radiator, cornice coving and opening to:-

## Dining Room

11'10 x 10'3 (3.61m x 3.12m)  
uPVC double glazed window to the rear aspect, radiator and cornice ceiling.

## Breakfast Room

11'4 x 10'4 (3.45m x 3.15m)  
uPVC double glazed window to the side aspect, radiator, shelving recess, wood effect laminate flooring and opening to:-

## Kitchen

11'4 x 10'3 (3.45m x 3.12m)  
A matching range of wall and base cupboard and drawer units with rolled edge work surfaces. Inset one and a half bowl stainless steel sink and drainer with mixer tap over. Gas cooker with four ring hob and extractor hood over.

Integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, concealed 'Baxi' boiler, uPVC double glazed windows to the side and rear aspect, tiled flooring and uPVC obscured double glazed door to the rear garden.

## Landing

A split level landing, loft access and doors to:-

## Bedroom One

9'10 x 11'9 plus bay window (3.00m x 3.58m plus bay window )  
uPVC double glazed square bay window to the front aspect and radiator.

## Bedroom Two

11'6 x 10'4 (3.51m x 3.15m)  
uPVC double glazed window to the rear aspect, radiator and exposed beamed flooring.

## Bedroom Three

12'2 x 10'4 (3.71m x 3.15m)  
uPVC double glazed window to the rear aspect, radiator, wash hand basin with twin taps over, tiled splashbacks with cupboard below.

## Bedroom Four

8'8 x 5'9 (2.64m x 1.75m)  
uPVC double glazed window to the front aspect, radiator and laminate flooring.

# PROPERTY DESCRIPTION

## Bathroom

White panelled bath with twin taps over and triton electric shower. Low level WC, pedestal wash basin with twin taps over, heated towel rail, uPVC double glazed window to the side aspect, partially tiled walls and tiled flooring.

## Rear Garden

The rear garden is laid to patio, outside tap, fencing to the rear with gate leading to the allocated parking space.

## Parking

There is space for one vehicle which is accessed via the lane to the rear.

## 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](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)









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Plan produced using PlanUp.

# Hobbs & Webb

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### 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.