



**Hobbs&Webb**

**RYECROFT AVENUE**  
Weston-Super-Mare, BS22 6ER

Price £260,000





EXTENDED HOUSE BEING SOLD WITH NO CHAIN Located in this popular level road a short walk from Worle High street with its associated facilities as well as local primary and secondary schools an extended semi detached house which although it has gas central heating and double glazing will benefit from some modernisation. The layout has scope for change but is currently arranged as entrance porch to an entrance hall, lounge, extended kitchen, dining room through to a sitting area. On the first floor 3 bedrooms & bathroom, outside front garden with a driveway to the side to a garage leading to a southerly facing rear garden, agents note there is scope to extend to the side of the property subject to the necessary planning building consents.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

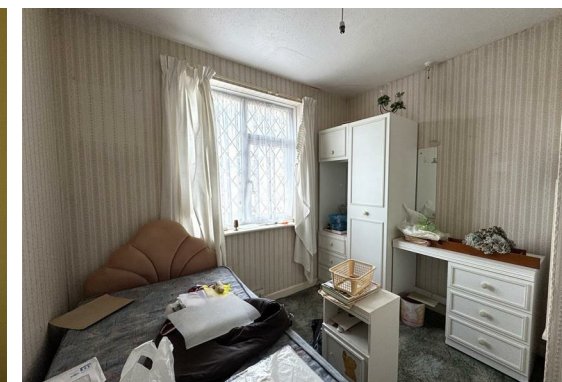
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed door to.

## Entrance Porch

9'5" x 6'0" to 4'11" (2.87m x 1.83m to 1.50m)

Timber single glazed windows to front and side, light, Georgian style glazed door and glazed side panel to.

## Entrance Hall

Under stair storage cupboard, radiator, telephone point.

## Cloakroom

Double glazed window, low level WC.

## Lounge

14'0" x 13'0" (4.27m x 3.96m)

Upvc double glazed window to the front, coved ceiling, wired for 2 wall lights, radiator, gas coal effect fire with reconstituted stone surround and hearth, TV point.

Half glazed door from the entrance hall to.

## Kitchen Breakfast room

19'5" x 8'8" max (5.92m x 2.64m max)

Including under stair cupboard housing gas fired boiler providing hot water and central heating and built in cupboard. Upvc double glazed windows to side and rear, Upvc double glazed door to the rear garden. The kitchen is fitted with light oak effect units comprising double part glazed and single glazed wall units, single bowl and sink tidy single drainer sink with double cupboard under,

further double and single base cupboards and drawers and triple base drawers with roll edge work tops over, larder style unit, tiled walls, Georgian style glazed door to.

## Sitting room

9'7" x 9'4" (2.92m x 2.84m)

Coved ceiling, Upvc double glazed window and radiator, archway to.

## Dining room

10'3" x 7'5" plus recess (3.12m x 2.26m plus recess)

Wired for a wall light, radiator.

From the entrance hall staircase rising to.

## First floor landing

Upvc double glazed window, radiator, built in shelved storage cupboard.

## Bedroom 1

14'2" x 10'8" (4.32m x 3.25m)

Plus door recess, Upvc double glazed window to the front, vanity wash hand basin with cupboard under, built in double and single wardrobes with over head storage cupboards.

## Bedroom 2

12'11 x 9'9 including built in wardrobes (3.94m x 2.97m including built in wardrobes)

Upvc double glazed window, loft access with pull down ladder to boarded loft space with light.

# PROPERTY DESCRIPTION

## Bedroom 3

8'9" x 8'3" (2.67m x 2.51m)

Including stair riser, Upvc double glazed window.

## Outside

Front garden laid to lawn with borders with driveway to side providing parking leading to a garage with up and over door and Upvc personal door measuring 16'0" x 11'7" (4.88m x 3.53m) with light and power and Upvc door to the rear garden. The rear garden is south facing thus attracting a good deal of sunlight is enclosed by block walling and timber fencing laid to paved patio with outside tap and level lawn with shrubs.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage mains 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





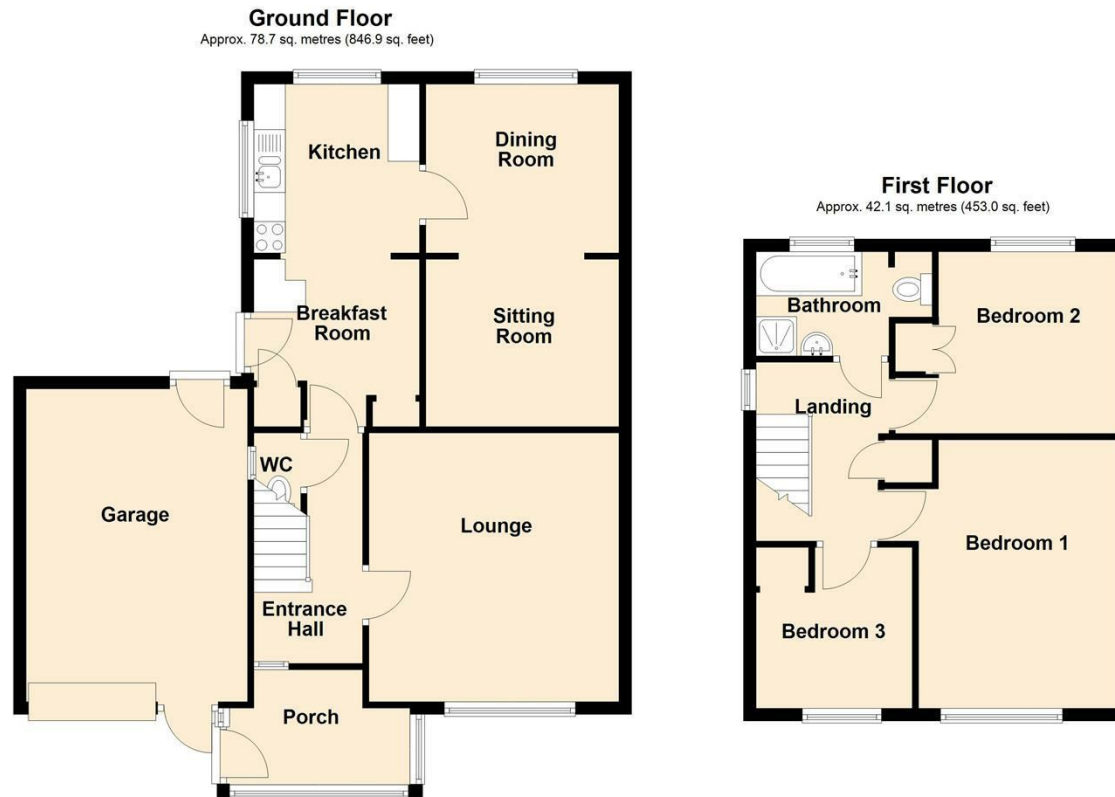












Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.