



Hobbs&Webb

DROVE ROAD

Weston-Super-Mare, BS23 3NN

Price £190,000



Sold with no onward chain, ample scope for modernisation / improvement a 2 bedroom 3 reception older style terraced house with scope to create further bedrooms / accommodation subject to the necessary building regulations and planning consents. The property has a large rear garden being approximately 105 foot (32 metres) in length with vehicular access from a service lane to the rear of the property, the agents feel there is a opportunity to build a garage again subject to the necessary consents. The house itself has night storage heaters and mainly double glazed windows with an entrance porch to an entrance hall with a lounge, separate dining room, breakfast room and kitchen, whilst on the first floor 2 double bedrooms and a bathroom, the main bedroom is 16'7" x 12'0" (5.05m x 3.66m) thus offers scope to cerate a third bedroom or allow space for an ensuite or stairs to the loft for further accommodation, bathroom 10'11" x 9'3" (3.33m x 2.82m).

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

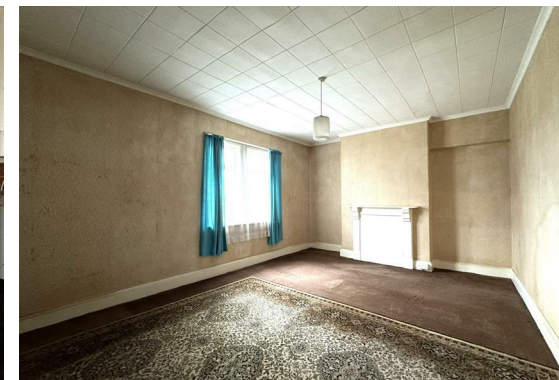
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

Aluminium front door with glazed top light to.

Entrance Porch

4'6" x 3'3" (1.37m x 0.99m)

Inner half part stain glazed timber door to.

Entrance Hall

Night storage heater, telephone point, under stair storage cupboard.

Lounge

13'7" bay to 11'9" x 12'9" recess (4.14m bay to 3.58m x 3.89m recess)

Picture rail aluminium double glazed bay, with built in storage chimney breast with gas fire with tiled surround and hearth.

Dining room

13'3" x 10'2" recess (4.04m x 3.10m recess)

Upvc double glazed window, chimney breast with tiled surround and hearth.

Breakfast room

9'8" x 9'2" recess (2.95m x 2.79m recess)

Upvc double glazed window, chimney breast, night storage heater.

Kitchen

10'0" x 6'4" (3.05m x 1.93m)

Wall and base cupboards, single bowl single drainer sink, Upvc double glazed window, aluminium double glazed back door.

From the entrance hall a half turn spindle and balustraded stair case with half landing to the first floor.

Bathroom

10'11" x 9'3" (3.33m x 2.82m)

Upvc double glazed window to the rear and further timber single glazed window to the side, panelled bath, pedestal wash hand basin, low level WC, wall mounted gas fired boiler providing hot water ONLY, night storage heater, fire place with surround.

Main Landing

Loft access

Bedroom 1

16'7" x 12'0" (5.05m x 3.66m)

Aluminium double glazed window to the front, chimney breast with fire place, night storage heater.

Bedroom 2

13'3" 10'2" (4.04m 3.10m)

Chimney breast with fire place, night storage heater, Upvc double glazed window.

Outside

Small front garden enclosed by local limestone walling, shrub border. The rear garden is approximately 105'0" x 17'0" (32 x 5.18 metres) enclosed by block walling, with block built garden store 8'2" x 4'4" (2.49m x 1.32m), block built timber and bin stores, at the bottom of the garden timber double gates lead to a service lane which allows vehicular access form Rectors Way, scope to build garage subject to the required planning permissions and building regulations.

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Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via night storage heaters
- 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:

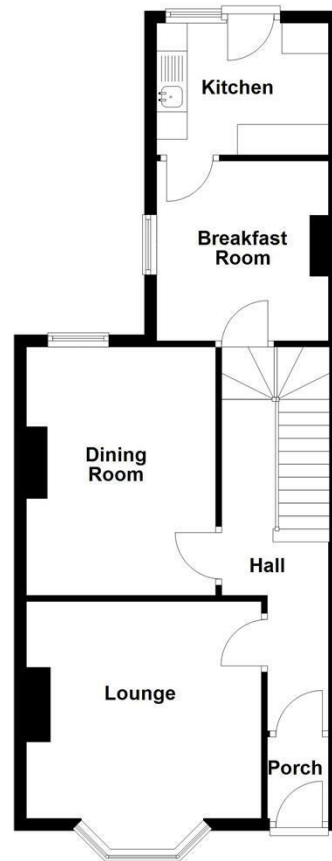
flood-map-for-planning.service.gov.uk/location



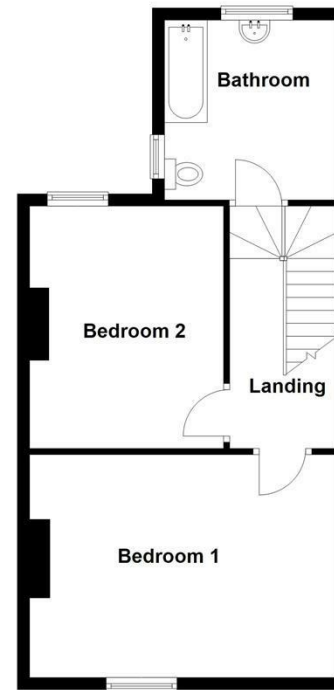




Ground Floor



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.