



Hobbs & Webb

QUANTOCK ROAD
Weston-Super-Mare, BS23 4DT

Price £425,000



Offered to the market with no onward chain, this delightful detached bungalow is one of just three properties set within a peaceful, tucked-away position on Quantock Road — only a stone's throw from Weston-super-Mare's seafront and golf course.

Built in 1989 by respected local builders, Hood & Norville, the property offers well-balanced and spacious accommodation throughout. The layout comprises an inviting entrance hall, a bright and comfortable lounge leading to a conservatory, a well-appointed kitchen/breakfast room, and a separate utility room. There are three bedrooms, including a master bedroom with en-suite, as well as a modern shower room.

Externally, the bungalow enjoys enclosed gardens to all sides, providing both privacy and outdoor enjoyment. There is also a garage with an adjoining workshop to the rear and additional parking.

This is a rare opportunity to acquire a detached bungalow in such a sought-after coastal location. An internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

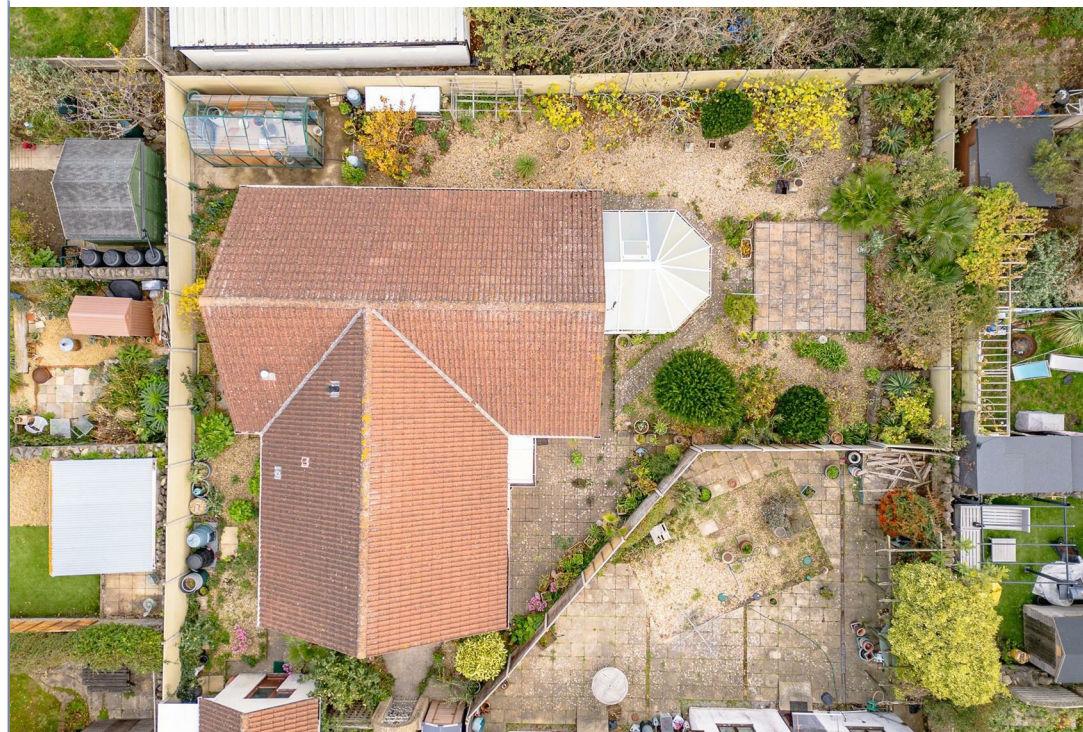
EPC Rating:

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

uPVC obscured double glazed door and side window, polycarbonate roof, further uPVC obscured double glazed door and side panel leading to the entrance hall.

Entrance Hall

Coved ceiling, dado rail, telephone point, radiator, shallow cupboard and doors to all the principle rooms.

Living Room

17'3 x 10'7 (5.26m x 3.23m)

uPVC double glazed east facing side window, brick fireplace with electric fire, radiator, coved ceiling, ceiling rose, TV point and double glazed sliding patio doors to:-

Conservatory

11'6 x 11'5 (3.51m x 3.48m)

South facing conservatory, overlooking the rear garden with uPVC double glazed windows to three sides with fitted blinds and uPVC double glazed door to east facing side garden, radiator, central light and roof vent.

Kitchen/Breakfast Room

15'10 x 10'7 (4.83m x 3.23m)

A fitted kitchen with matching wall and floor cupboard, display cabinets and drawers with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl composite sink and drainer unit with mixer tap over. Four ring ceramic hob with extractor hood over. Eye level oven. Coved ceiling, uPVC

double glazed window to the side aspect, vertical radiator, wood effect laminate flooring and door to:-

Utility Room

5'6 x 12'8 (1.68m x 3.86m)

Including boiler cupboard housing the wall mounted BRITISH GAS gas fired combination boiler, space and plumbing for washing machine, tall fridge & tall freezer. Radiator, coved ceiling, laminate flooring, loft access and UPVC obscured double glazed door and side window to the rear garden.

Bedroom One

13'3 x 10'8 (4.04m x 3.25m)

Range of built-in bedroom furniture including wardrobes with overhead cupboards, bedside cabinets and drawers, radiator, uPVC double glazed leaded light west facing window. Door to:-

En-suite Shower Room

Shower cubicle with MIRA mains shower unit, pedestal wash hand basin with twin taps over, low-level WC, radiator, coved ceiling, half tiled walls, extractor fan and uPVC obscure double glazed window to rear.

Bedroom Two

12'4 x 9'5 (3.76m x 2.87m)

Coved ceiling, uPVC double glazed leaded light south facing window and radiator.

PROPERTY DESCRIPTION

Bedroom Three/Dining Room

13'9 x 9'4 (4.19m x 2.84m)

Coved ceiling, uPVC double glazed south facing window, radiator, TV point and telephone point.

Shower Room

Walk in double length shower cubicle with chrome mains shower and glass sliding door. Low level WC, wash hand basin with twin taps over and cupboards below. Partially tiled walls, uPVC obscured double glazed window to the rear aspect, airing cupboard with small radiator and wood effect laminate flooring.

Outside

The property is approached via a shared driveway between No. 32 and 34, which has been laid to imprinted concrete, leading to own parking space and

Detached Garage

16'2 x 9'4 (4.93m x 2.84m)

To the side of the property, electric rolling door and leading to a WORKSHOP 8' 1" x 9' 4" (2.46m x 2.84m), to the rear with single glazed door and 2 windows, light and power.

To the side of the garage there is a brick archway with wrought iron gate giving access to the bungalow and gardens and a concrete pathway all around the bungalow and the bungalow itself enclosed by fencing.

Garden

The main garden is to the south side of the bungalow and is predominantly laid to chipping stones with raised flower borders and stone fronting, several trees and shrubs. Further area of garden, laid to chipping stones, to the eastern side of the bungalow with water tap, leading to the rear garden, again laid to chipping stones for ease of maintenance.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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:

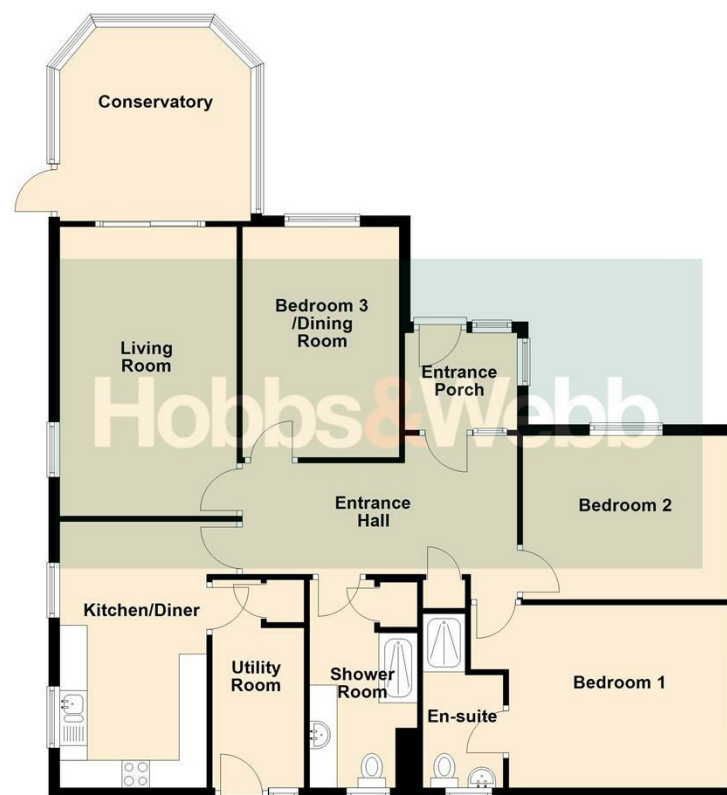
flood-map-for-planning.service.gov.uk/location







Ground Floor
Approx. 117.2 sq. metres (1261.5 sq. feet)



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

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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.