



**Hobbs&Webb**

BROMPTON ROAD  
Weston-Super-Mare, BS24 9BN

Price £240,000



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Located on the outskirts of Oldmixon, this well-proportioned four bedroom end of terrace home is offered to the market with no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.

The property benefits from gas central heating and double glazing throughout, and offers generous accommodation that would be well suited to a growing family or those seeking versatile living space.

The internal layout briefly comprises an entrance hall, cloakroom, spacious lounge, separate dining room, kitchen and utility room. To the first floor, the landing provides access to four bedrooms and a family bathroom.

Externally, the property enjoys a private rear garden, along with a useful outbuilding ideal for storage or use as a workshop. There is also off-street parking for one vehicle.

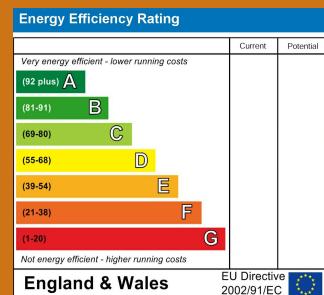
An early viewing is recommended to fully appreciate the space and potential this home has to offer.

#### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating:



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

## Entrance Hall

Frosted double glazed uPVC door providing access into the entrance hall, radiator, stairs rising to the first floor landing and doors to the cloakroom, lounge and kitchen.

## Cloakroom

uPVC double glazed window to the front aspect, low level WC, corner wash hand basin with twin taps over and tiled splashback, mosaic tiled flooring.

## Lounge

14'6 x 11'1 (4.42m x 3.38m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator, electric fire, television point and archway to the dining room.

## Dining Room

7'9 x 7'7 (2.36m x 2.31m)

uPVC sliding patio doors leading to the rear garden, coved ceiling, radiator and sliding glazed door providing access to the kitchen.

## Kitchen

11'3 x 7'9 (3.43m x 2.36m)

A matching range of base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob, oven, space for fridge/freezer, uPVC double glazed window and door providing access to the rear garden, wood effect flooring and doors to the hallway and utility room.

## Utility Room

7'9 x 4'5 (2.36m x 1.35m)

Work surfaces with space and plumbing for washing machine underneath. Wall mounted gas boiler and wood effect vinyl flooring.

## Landing

uPVC double glazed window to the front aspect, smoke alarm, loft access and doors to the bedrooms and bathroom.

## Bedroom One

11'7 x 9'7 (3.53m x 2.92m)

## Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)

## Bedroom Three

9'4 x 8'4 (2.84m x 2.54m)

## Bedroom Four

9'7 x 5'9 (2.92m x 1.75m)

## Bathroom

## Rear Garden

## Off Street Parking

To the side of the property is off street parking for two vehicles.

## Material Information.

Additional information not previously mentioned

## PROPERTY DESCRIPTION

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- Mains drainage
- Solar Panels - Leasehold. 25 years from 2011.

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)

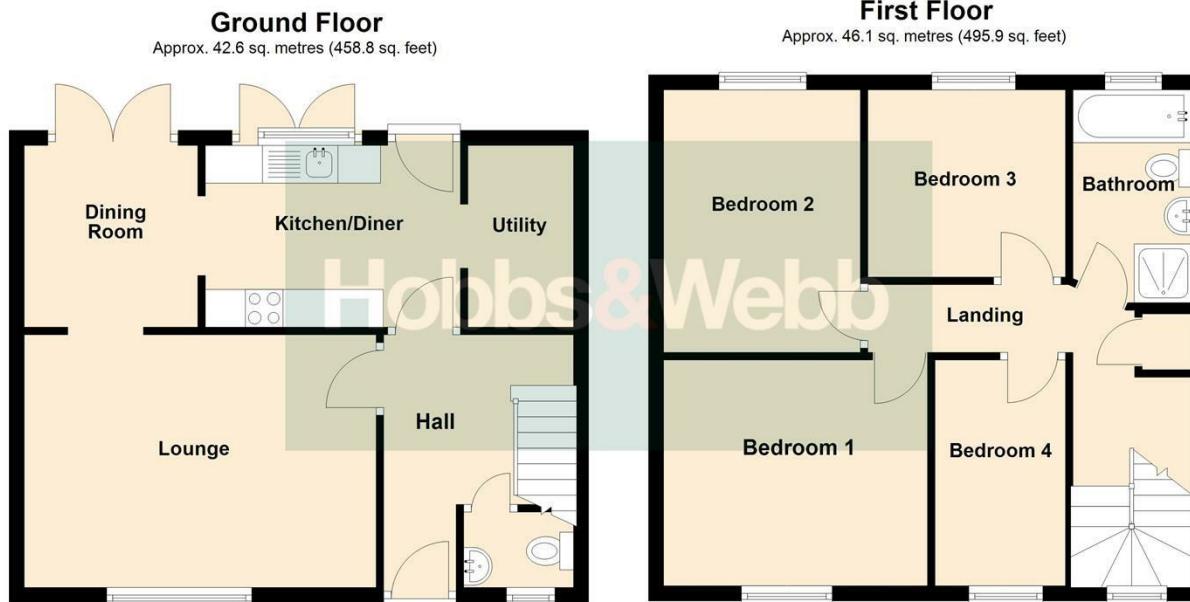
Flood Information:

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









For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent  
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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.

