



**Hobbs & Webb**

**CECIL ROAD**  
Weston-Super-Mare, BS23 2NY

Price £430,000





Located on the upper south facing slopes of Weston-super-Mare hillside in one of the towns most prestigious addresses a detached house with far reaching 180 degree views over the town to the Mendip Hills, Weston bay, Brean down and beyond. The property which is Upvc double glazed and has gas central heating comprises an entrance porch leading to an entrance hall with cloakroom, lounge and separate dining room with views, kitchen with access to a utility area. The spacious first floor landing has ample space for a home office or study area, there are 3 bedrooms bathroom and a separate toilet. Outside the property is approached up a short private shared driveway leading to a garage, the front garden has a fantastic south facing seating area which can be accessed from the lounge, the rear garden is tiered with the top tier having 2 seating areas with panoramic views.

#### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

Upvc double glazed door with Upvc double glazed panels to the side to.

## Entrance Porch

8'8" x 3'6" (2.64m x 1.07m)

Light, timber effect flooring, views to Uphill hill and church and Brean Down, glass block walling with opening to.

## Entrance Hall

14'1" x 5'4" plus recess (4.29m x 1.63m plus recess)

Timber effect flooring, radiator.

## Cloakroom

Upvc double glazed window, chrome heated towel rail, white suite of low level WC, vanity wash hand basin with mixer tap over and double cupboard under, half tiled surrounds, tiled floor.

## Lounge

16'1" recess x 13'5" (4.90m recess x 4.09m)

A lovely light southerly facing dual aspect room with Upvc double glazed window to the side and Upvc double glazed door and window panels to either side allowing access to seating terrace and affording views to Weston bay, Uphill hill and church, Brean Down, Mendip Hills and beyond, coved ceiling, 2 radiators, timber effect flooring.

## Dining room

12'9" x 12'5" (3.89m x 3.78m)

A triple aspect room with Upvc double glazed window to east aspect, porthole style Upvc double glazed window to west aspect and Upvc double glazed window to front affording views to Uphill hill and church Bleadon hill and Mendips Hills and beyond. Coved ceiling, radiator, timber effect flooring.

## Kitchen

11'9" x 7'9" (3.58m x 2.36m)

Coved ceiling, Upvc double glazed windows to side and rear, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with a range of grey coloured units comprising 3 single, double and 2 glazed display units with lighting under, one and a half bowl single drainer sink unit with mixer tap over and double cupboard under, further double and single base cupboards and drawers with roll edge work tops over with tiled surrounds, plumbing for a dishwasher, space for a range cooker with stainless steel chimney extractor hood over, tiled effect flooring.

## Rear Porch

6'1" x 3'7" (1.85m x 1.09m)

2 built in shelved storage cupboards, Upvc double glazed door to rear garden and access to.

## Utility Area

6'5" x 3'4" (1.96m x 1.02m)

Space for fridge freezer, plumbing for a washing machine.

From the entrance hall half turn staircase to half landing with Upvc double glazed window to the rear garden, further stairs to.

## First floor Landing

A good size area with ample space to provide a home office or study area with Upvc double glazed window to the front which is south facing and affording panoramic 180 degree views over the town to the bay Brean Down, Uphill hill and church and beyond, radiator, storage cupboard, loft access with pull down ladder.

## Bedroom 1

15'9" recess x 13'4" (4.80m recess x 4.06m)

A dual aspect southerly facing room with Upvc double glazed window to the side and Upvc double glazed window to the front with panoramic views, 2 radiators, chimney breast, TV point.

# PROPERTY DESCRIPTION

## Bedroom 2

12'10" x 12'5" (3.91m x 3.78m)

Another southerly facing dual aspect room with Upvc double glazed windows to the side and front affording panoramic views, radiator, timber effect flooring.

## Bedroom 3

8'3" x8'5" (2.51m x2.57m)

Coved ceiling, radiator, Upvc double glazed window to the rear, timber effect flooring.

## Bathroom

8'4" x 7'10" max (2.54m x 2.39m max)

Fitted with a white suite of P shaped bath with mixer tap over and with electric shower and curved screen, pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls, tiled floor, chrome heated towel rail, Upvc double glazed window to the rear.

## Separate WC

6'5" x 2'8" (1.96m x 0.81m)

Upvc double glazed window, fully tiled walls, tiled floor, fitted with a white suite of low level WC, vanity wash hand basin with mixer tap over and cupboard under.

## Outside

11'7" x 7'6" (3.53m x 2.29m)

The property is approached up a shared private driveway off of Cecil Road with the front garden being tiered with tiers of chippings down to the road and with a south facing paved terrace accessed from the lounge with panoramic views over the town and bay and providing a fantastic seating area. To the eastern side of the property a tarmac driveway providing parking and leading to a garage measuring 17'3" x9'10" to 9'5" pier (5.26m x3.00m to 2.87m pier), with up and over door light and power and window to the rear. Access to either side of the property leading to the rear garden which backs on to Weston woods, laid to tiers of lawn and chipping stones with stone faced retaining walls, timber garden shed measuring 11'7" x 7'6" (3.53m x 2.29m), the top tier of the garden has a

paved and separate timber decked seating area both of which are south facing and thus attracting a great deal of sunlight and affording panoramic views and providing great areas to relax and dine.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage 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)

















# 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.