



Hobbs & Webb

BURNHAM CLOSE
Weston-super-Mare, BS24 9LE

Price £300,000



Tucked away in a quiet cul-de-sac on Bleadon Hill is this extended two bedroom detached bungalow which is being sold with no onward chain and would benefit from some cosmetic improvements.

The property is approached by a long tarmac driveway with a front garden which is laid to stone chippings for easy maintenance. The front porch leading directly into the dining room (previous the lounge) which in turn provides access to the kitchen, 20ft living room with sliding patio door providing access to the rear garden and inner hall. From the inner hall you can access the shower room and two bedrooms. The rear garden is a good size and enjoys a private aspect, with additional area of garden to the side - perfect for a fruit and veg plot. Th garage has an up and over door, power and lighting.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(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



PROPERTY DESCRIPTION

Entrance Porch

Entered via a aluminium double glazed door with double glazed windows, cupboard and obscured glazed door into the dining room.

Dining Room

15'8 x 11'10 (4.78m x 3.61m)

Coved ceiling, double glazed window to the front, radiator, television aerial, doors to the kitchen and inner hall and sliding doors to:-

Living Room

20'10 x 14'0 (6.35m x 4.27m)

Two wooden framed double glazed windows to the side aspect, two radiators, coved ceiling, wall lights, two television points and uPVC double glazed sliding patio door providing access to the rear garden.

Kitchen

14'6 x 7'10 (4.42m x 2.39m)

A matching range of wall and floor cupboard units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Space for electric cooker, space and plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted 'Ideal' gas boiler. Two double glazed windows to the front and side aspects and obscured double glazed door providing access to the driveway.

Inner Hall

Airing cupboard housing the hot water tank, wall mounted thermostat, smoke alarm, loft access and doors to:-

Bedroom One

12'9 x 12'0 (3.89m x 3.66m)

uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

uPVC double glazed window to the rear aspect, coved ceiling, radiator and electric heater.

Shower Room

Fully tiled shower cubicle with chrome mains shower, pedestal wash hand basin with mixer tap over, low level WC, chrome heated towel rail and two obscured double glazed windows to the side.

Outside

The property is approached by sloping driveway with stone chipping front garden with central tree, pathway leading to entrance porch and double wrought iron gates providing access to the remaining driveway, garage and rear garden. The rear garden enjoying a private aspect with vegetable garden to side the side, patio area leading from the patio doors from the living room, area of lawn with mature flower border and a decked area to the rear of the garden.

Garage

14'9 x 8'2 (4.50m x 2.49m)

Up and over door, power, lighting and single glazed window to the side.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric,
- Water mains supply
- Heating Gas central heating
- Sewerage mains drainage via Bristol and 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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







Ground Floor

Approx. 86.6 sq. metres (931.7 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)

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Plan produced using PlanUp.

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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.