



Hobbs&Webb

DROVE ROAD

Weston-Super-Mare, BS23 3NZ

Price £230,000



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Hobbs & Webb are delighted to bring to the market this three-bedroom mid-terrace home, offered with no onward chain and excellent potential for improvement. Positioned in a highly convenient location, the property is just a short stroll from Weston-super-Mare train station, the vibrant sea front, local schools, shops and other everyday amenities.

Internally, the accommodation comprises an entrance porch, welcoming hallway, spacious lounge, separate dining room, and an extended kitchen to the rear. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property features a low-maintenance courtyard garden, ideal for enjoying the afternoon sun, and a garage equipped with power and lighting – perfect for storage, a workshop, or off-road parking (subject to access).

This property offers a fantastic opportunity for those looking to put their own stamp on a home in a sought-after area. Early viewing is highly recommended!

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

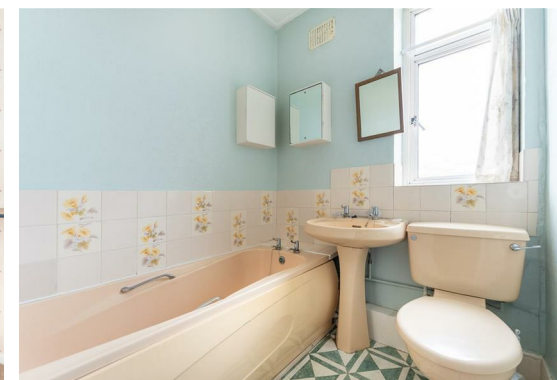
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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

Accessed via a sliding obscure glazed door, further obscured glazed door with side units providing access to the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, radiator and doors to the lounge, dining room and kitchen.

Lounge

10'8 x 12'5 extending to 15'7 into the bay (3.25m x 3.78m extending to 4.75m into the bay)

Square double glazed bay window to the front, two radiator and gas fireplace (not tested).

Dining Room

10'8 x 11'4 (3.25m x 3.45m)

Double glazed window to the rear aspect, gas fired back boiler, cupboard housing hot water tank and radiator.

Kitchen

19'3 x 8'9 narrowing to 5'5 (5.87m x 2.67m narrowing to 1.65m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with twin taps over. Space for freestanding gas cooker. Space and plumbing for washing machine, space for fridge/freezer, vinyl flooring, radiator, two double glazed windows to the side aspect and glazed door providing access to the courtyard garden.

Landing

Doors to bedrooms and bathroom.

Bedroom One

12'6 x 9'10 (3.81m x 3.00m)

Double glazed window to the front aspect and radiator.

Bedroom Two

10'8 x 11'6 (3.25m x 3.51m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9'11 x 6'4 (3.02m x 1.93m)

Double glazed window to the front aspect and radiator.

Bathroom

Three piece bathroom suite comprising panelled bath with twin taps over, pedestal wash hand basin with twin taps over, low level WC, partially tiled walls, double glazed window to the rear aspect, vinyl flooring, radiator and loft access.

Courtyard Garden

A courtyard garden space enclosed by walls and providing access to the garage via double wooden gates.

Garage

19'4 x 8'3 (5.89m x 2.51m)

Up and over door, power, lighting and side access door to the courtyard garden.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas back boiler and mains water
- Water metered or not. Must state???
- Mains drainage.

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:

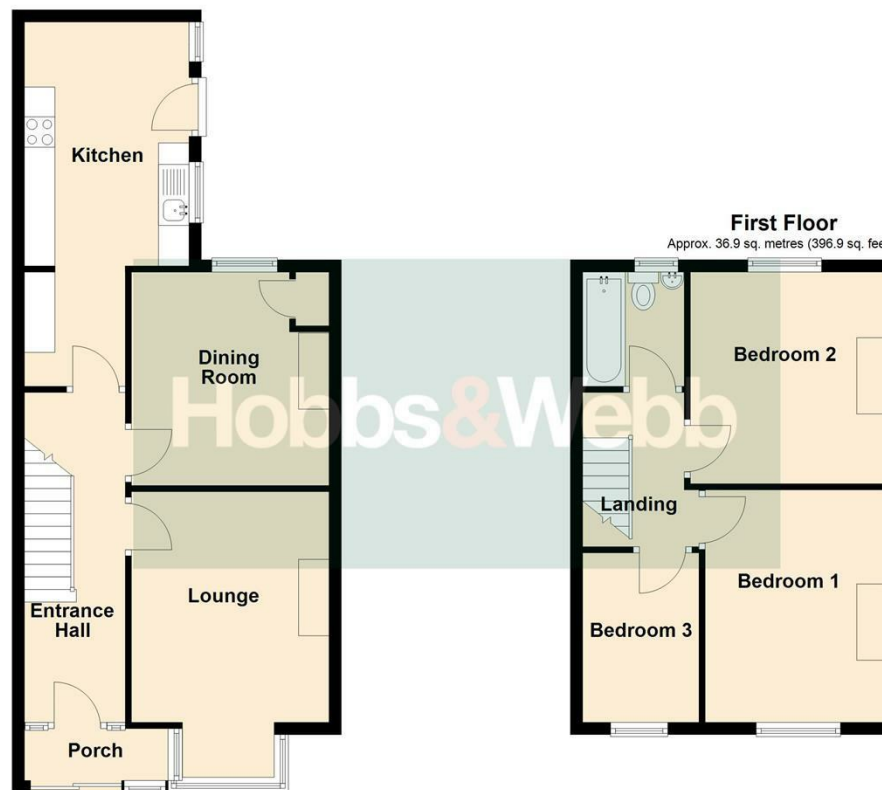
flood-map-for-planning.service.gov.uk/location







Ground Floor
Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 sq. feet)

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 Copyright Hobbs and Webb
Plan produced using PlanUp.

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.