



**Hobbs & Webb**

**MANOR VALLEY**  
Weston-Super-Mare, BS23 2SY

Price £375,000



This beautifully presented detached property offers the ideal blend of location, space, and style. Tucked away at the end of a highly regarded cul-de-sac on Milton hillside and just moments from Ashcombe Park, the home provides excellent access in and out of town, with local shops and amenities within walking distance.

Having been thoughtfully updated by the current owners to a high standard throughout, this is a home you can move straight into and enjoy from day one. The accommodation is notably more generous than many newer three-bedroom homes, offering a superb layout with well-proportioned rooms throughout.

The heart of the home is a stylish refitted kitchen complete with integrated appliances, perfectly suited for modern living. A spacious sitting/dining room opens out to the south-facing rear garden, creating a wonderful space for entertaining or relaxing. Upstairs, three superb bedrooms are served by a luxurious family bathroom featuring both a bath and separate shower cubicle.

Outside, the property continues to impress with a good-sized rear garden enjoying a sunny aspect, a generous driveway offering ample parking for multiple vehicles, including a boat or caravan, and an integral garage providing additional convenience and storage.

This is a rare opportunity to acquire a quality home in a highly desirable location—early viewing is highly recommended.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

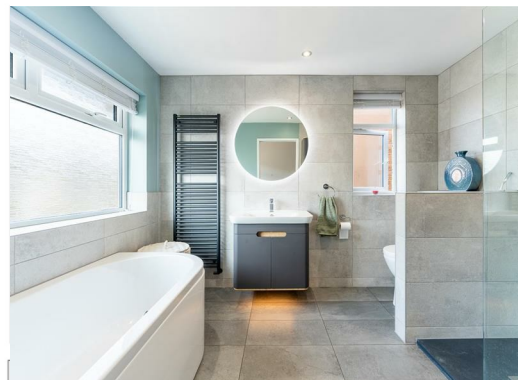
EPC Rating: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Front

The property is approached via a large block paved driveway providing parking for multiple vehicles, access to the garage and entrance door.

## Entrance Hall

uPVC double glazed entrance hall with side window, stairs rising to the first floor, radiator, under-stairs storage cupboard and door to the lounge/diner.

## Lounge/Diner

22'9 x 10'9 max (9'9 min) (6.93m x 3.28m max (2.97m min))

A spacious room with uPVC double glazed window to the rear aspect overlooking the landscaped rear garden, radiator, television point, wood effect laminate flooring, uPVC double glazed French doors providing access to the rear garden and door to:-

## Kitchen

12'3 x 7'9 (3.73m x 2.36m)

A modern fitted kitchen with grey shaker style cupboard and drawer units with rolled edge work surfaces, inset one bowl stainless steel sink and drainer unit with mixer tap over and glass panelled splashbacks. Four ring induction hob with extractor canopy over, eye level double oven, integrated fridge/freezer, integrated dishwasher, spotlights, uPVC double glazed window to the front aspect, uPVC double glazed door leading to the side access, radiator and wood effect flooring.

## Landing

A lovely bright landing with uPVC double glazed window to the front aspect, loft access and doors to the bedrooms and bathroom.

## Bedroom One

11'3 x 10'3 plus fitted wardrobes (3.43m x 3.12m plus fitted wardrobes)

uPVC double glazed window to the rear aspect with views towards the Mendip Hills and modern fitted shaker style built in wardrobes.

## Bedroom Two

11'3 x 10'7 (3.43m x 3.23m )

uPVC double glazed window to the rear aspect with views towards the Mendip Hills and radiator.

## Bedroom Three

11'7 x 7'9 (3.53m x 2.36m)

uPVC double glazed window to the front aspect and radiator.

## Bathroom

10'0 x 7'9 (3.05m x 2.36m)

A luxurious four piece bathroom suite with white panelled bath with twin taps over, double length shower cubicle with rainfall shower and glass screen, low level WC, wall mounted wash hand basin with mixer tap over and cupboard below, heated towel rail, tiled walls, uPVC obscured double glazed windows to front and side and tiled flooring.

## Rear Garden

A real feature to this lovely home is the south facing rear garden which has been re-landscaped for optimum use. Accessed via the French doors from the lounge/diner onto a large raised deck enclosed by balustrading with steps descending to the main garden which is laid to Indian sandstone tiles and

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lawn. Lovely seating area with pergola, shed and access to the front via both sides of the property.

## **Planning Permission**

There is planning permission approve for a single storey extension to the rear of the building, as well as conversion of the garage to create a utility room and cloakroom. Planning number - 25/P/0146/FUH

## **Material Information.**

Additional information not previously mentioned

- Mains electric, gas and water I
- Water metered or not. Must state.
- Gas central heating
- Mains drainage
- Council tax band D

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

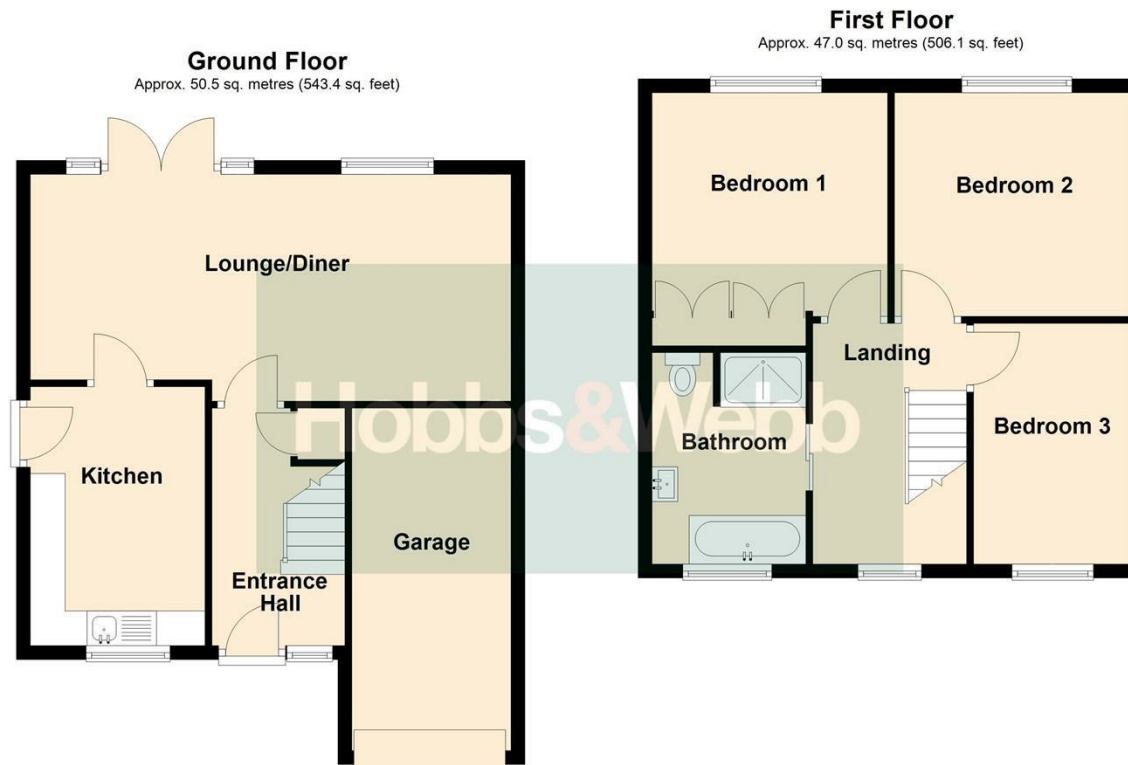
Flood Information:

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









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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.