



Hobbs&Webb

SOMERDALE CLOSE
Weston-Super-Mare, BS22 8EB

Price £240,000



SOLD WITH NO ONWARD CHAIN. Located a short walk form Ashcombe park and local shops on Milton Road as well as the nearby town centre and sea front of Weston-super-Mare, a terraced house that will suit a variety of purchasers. The property has Upvc double glazing and gas central heating and has the added benefit of a garage with a parking space. The accommodation comprises an entrance hall, 23'9" x 10'7" lounge diner, kitchen, 3 bedrooms 2 of which are doubles and a bathroom,, as well as gardens to the front and rear.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

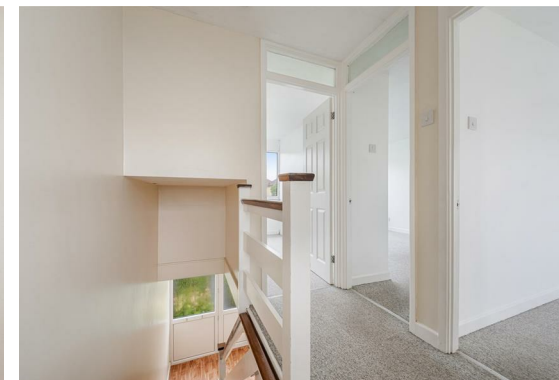
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

Upvc double glazed door and side panel to.

Entrance Hall

Radiator, under stair storage area, door to lounge and kitchen.

Lounge / diner

23'9" x 10'7" to 8'8" (7.24m x 3.23m to 2.64m)

Upvc double glazed window to the front and Upvc double glazed window and Upvc double glazed door to the rear garden., 3 radiators, TV and telephone points.

Kitchen

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

6 Spot lights, Upvc double glazed window to the rear, floor mounted gas fired boiler providing hot water and central heating, fitted with a range of white coloured units comprising 3 double wall cupboards and over extractor unit, single bowl single drainer sink with mixer tap over and base cupboard under, further double and single base cupboards and drawers with roll edge work tops over, tiled wall surrounds, Integrated 4 ring stainless steel gas hob with extractor hood over, integrated electric oven, space and plumbing for a washing machine, space for fridge and freezer.

From entrance hall stair case rising to.

First floor landing

Loft access.

Bedroom 1

13'8" x 9'0" (4.17m x 2.74m)

Plus door recess, radiator, Upvc double glazed window, TV point.

Bedroom 2

10'1" 9'6" (3.07m 2.90m)

Upvc double glazed window to the rear, radiator, airing cupboard housing factory insulated hot water cylinder.

Bedroom 3

10'5" x 7'7" max (3.18m x 2.31m max)

Including stair riser with built in cupboard over, Upvc double glazed window to the front, radiator.

Bathroom

7'10" x 6'6" (2.39m x 1.98m)

Upvc double glazed window, radiator, suite of panelled bath with electric shower over with screen, low level WC, vanity wash hand basin with double cupboard under, shaver light and socket.

Outside

Garage in nearby block with up and over door and parking space to front.

Front garden laid to lawn with path to the front door, flower and shrub borders. The rear garden is enclosed by timber fencing, laid to paving and chipping stone bed, timber gate allowing pedestrian access from the rear.

Tenure

Freehold

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Council tax band B North Somerset Council
- Mains electric supply
- Heating via gas central heating
- Water supply via Bristol Wessex water
- Sewerage Mains drainage via 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

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

Flood Information:

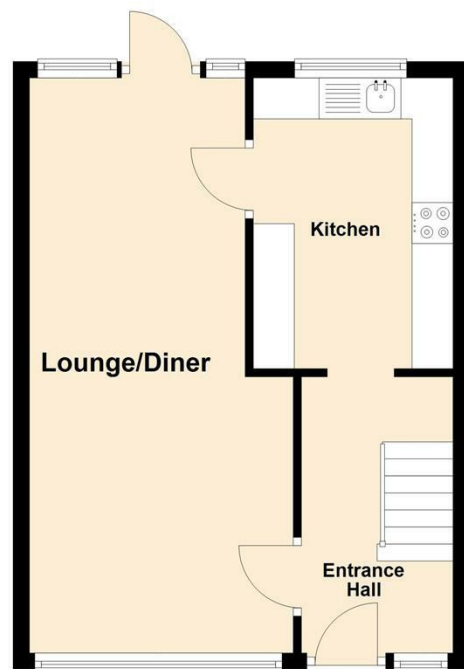
flood-map-for-planning.service.gov.uk/location



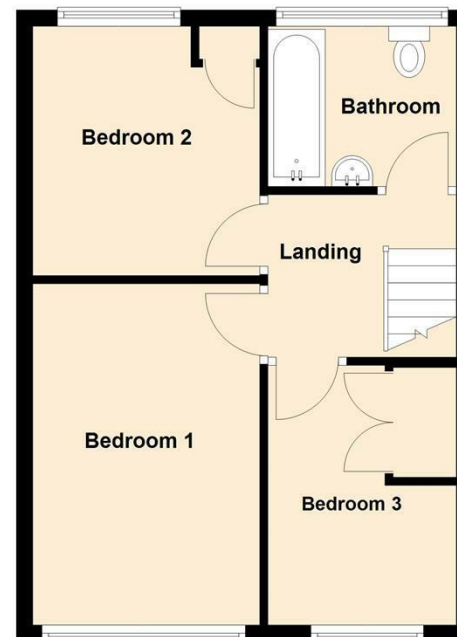




Ground Floor



First Floor



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.