

Hobbs&Webb

SANDFORD ROAD

Weston-Super-Mare, BS23 3EX

Price £295,000

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Situated in a quiet and highly convenient location on the outskirts of Weston town centre, this beautifully presented extended Victorian semi-detached home is offered to the market with no onward chain complications and is within easy walking distance of Weston train station.

This attractive home has been thoughtfully extended to create a stunning open-plan kitchen/dining/family room, ideal for modern living and entertaining. Featuring bi-fold doors opening onto the rear garden, the space is flooded with natural light and perfectly suited for family gatherings and social occasions. The ground floor also benefits from a spacious bay-fronted living room complete with an open fireplace.

To the first floor are three generous double bedrooms, a separate office/study and a stylish four-piece family bathroom suite.

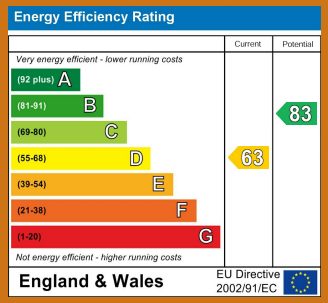
Externally, the property enjoys a good-sized, low-maintenance rear garden, while a driveway to the side provides off-road parking for one to two vehicles.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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 Hall

Obscured double glazed entrance door, radiator, wood effect laminate flooring, smoke alarm, under-stairs storage area, stairs rising to the first floor landing and doors to the Living Room and Kitchen/Dining/Family Room.

Living Room

19'3 x 14'2 into the bay window (5.87m x 4.32m into the bay window)

Kitchen/Dining/Family Room

18'9 x 19'3 (5.72m x 5.87m)

A fabulous room ideal for hosting family and friends. Fitted with a matching range of wall and base shaker style cupboard and drawer units with rolled edge work surfaces, tiled splashback and inset one bowl stainless steel sink and drainer unit with mixer tap over. Five ring gas hob with oven below and extractor hood over. Space and plumbing for washing machine, utility cupboard with space and plumbing for dishwasher, uPVC double glazed window to the side aspect, central island, two radiators, wood effect laminate flooring, two Velux windows and uPVC double glazed bi-folding doors providing access to the rear garden.

Landing

Loft access, telephone point, doors to:-

Bedroom One

14'7 into bay x 10'5 (4.45m into bay x 3.18m)

uPVC double glazed window to the front aspect, radiator.

Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

uPVC double glazed window to the rear aspect, radiator.

Bedroom Three

11'0 x 7'9 (3.35m x 2.36m)

uPVC double glazed window to the front aspect, radiator.

Office

5'8 x 5'4 (1.73m x 1.63m)

uPVC obscured double glazed window to the side aspect, wood effect laminate flooring.

Bathroom

11'4 x 7'5 (3.45m x 2.26m)

Claw feet bath with mixer tap over. Fully tiled shower cubicle with rainfall shower and additional shower attachment. Low level WC, pedestal wash hand basin with twin taps over and tiled splashbacks. Chrome heated towel rail, partially tiled walls, uPVC obscured double glazed window to the rear aspect and wood effect laminate flooring.

Rear Garden

Predominately laid to patio and stone chippings with fencing and stone wall boundaries.

Driveway

Providing off street parking for one or two vehicles.

Material Information.

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via Gas central heating
- Mains drainage Bristol Wessex water
- Broadband Via fibre to the property
- Council tax band B North Somerset

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



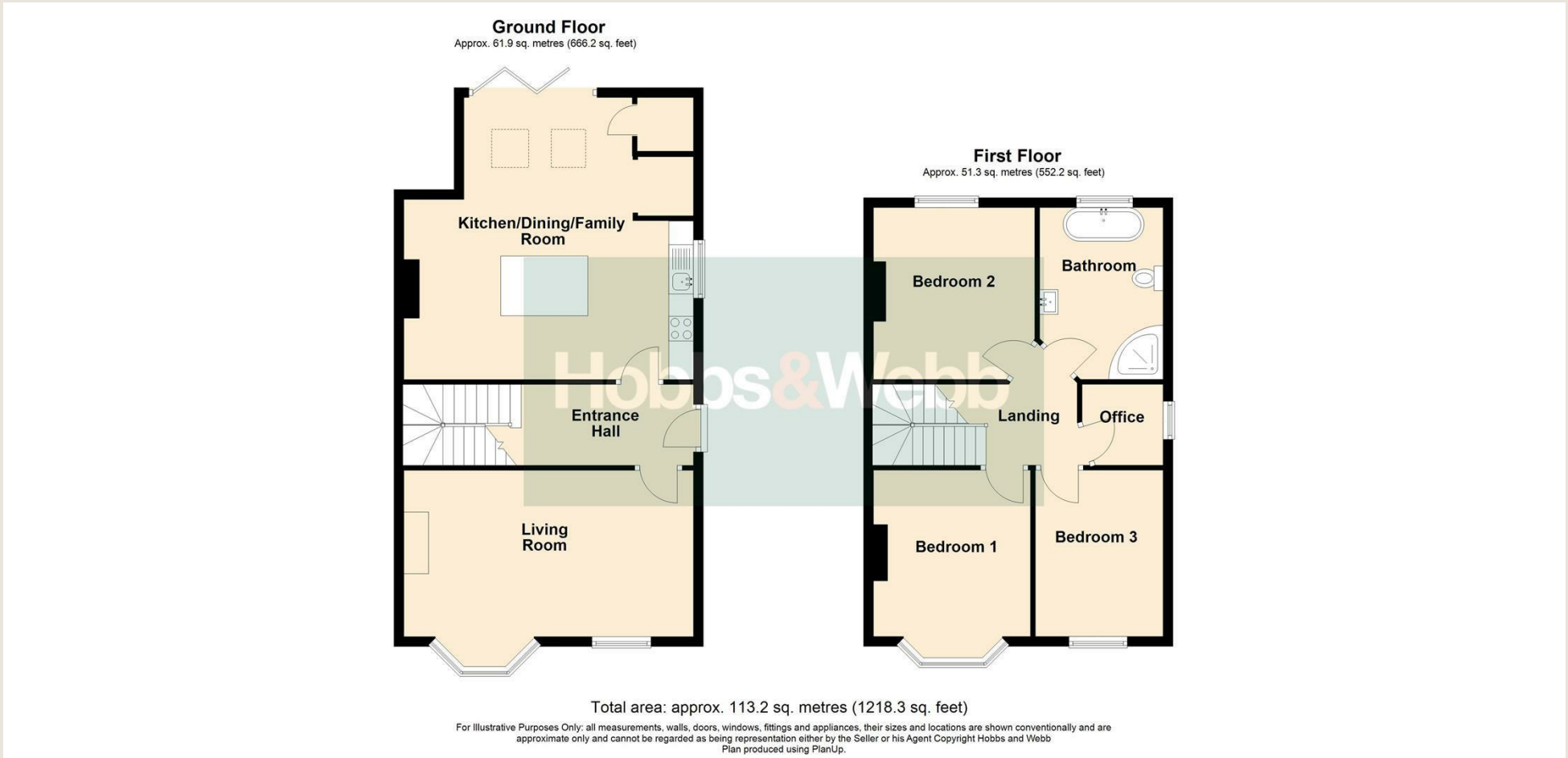












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IMPORTANT NOTICE

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 replied upon for furnishing purposes and are approximate.