Hobbs&Webb

MYRTLE TREE CRESCENT

Weston-Super-Mare, BS22 9UL

Offers In Excess Of £299,950

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This beautifully presented three-bedroom end-of-terrace home is nestled in a quiet cul-de-sac in the charming village of Kewstoke, just moments from Sand Bay Beach. Offered to the market with no onward chain, this property is an excellent opportunity for buyers seeking a coastal lifestyle.

The well-maintained, freehold accommodation features an entrance hall, cloakroom, spacious living room, dining room, and kitchen on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

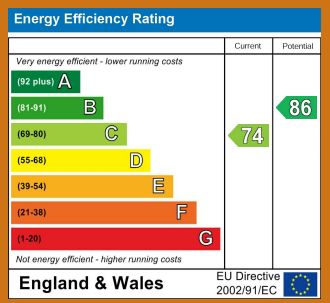
Outside, the front garden is laid to lawn, while a tarmac driveway to the side provides valuable off-street parking for two vehicles. Gated side access leads to a beautifully kept rear garden, which is a combination of patio and lawn, offering an ideal space for relaxation and outdoor enjoyment.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

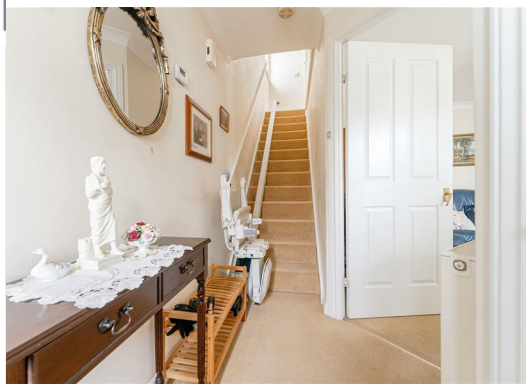
EPC Rating: C



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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Driveway & Front Garden

The front garden is laid to lawn with hedging, central slab path to front entrance door and adjacent driveway providing off street parking for two vehicles.

Entrance Hall

Obscured double glazed entrance door, coved ceiling, radiator, stairs to first floor landing and doors to the cloakroom and living room.

Cloakroom

uPVC double glazed window to the front aspect, radiator, low level WC, pedestal wash basin with twin taps over and tiled splashbacks.

Living Room

12'5 max x 14'5 max (3.78m max x 4.39m max)
uPVC double glazed window to the front aspect, two radiators, television point, electric fire with marble hearth and wooden mantle, coved ceiling, two wall lights and double doors to the dining room.

Dining Room

10'7 x 8'8 (3.23m x 2.64m)
Coved ceiling, under stairs storage cupboard, radiator, uPVC patio doors providing access to the rear garden and door to the kitchen.

Kitchen

16'7 x 7'4 (5.05m x 2.24m)
A matching range of wall and base cupboard and drawers with rolled edge work surfaces with inset stainless steel sink and drainer unit with mixer tap over and tiled splashbacks. Four ring gas hob with oven below and extractor hood over, space and plumbing for washing machine and dishwasher, space for tall fridge/freezer, wall mounted 'Worcester' gas boiler, uPVC double glazed window to the rear aspect and vinyl flooring.

Landing

uPVC double glazed window to the side, smoke alarm, loft access, airing cupboard and door to the bedrooms and bathroom.

Bedroom One

13'4 x 9'3 (4.06m x 2.82m)
uPVC double glazed window to the rear aspect, radiator, television point and recess with space for a wardrobe.

Bedroom Two

11'9 x 9'6 (3.58m x 2.90m)
uPVC double glazed window to the front aspect, radiator and telephone point.

Bedroom Three

7'4 x 7'5 (2.24m x 2.26m)
uPVC double glazed window to the front aspect, radiator and over-stairs storage cupboard with hanging rail.

Bathroom

Curved shaped panelled bath with mixer tap over and separate mains chrome shower with tiled surround, low level WC, pedestal wash hand basin with twin taps over and tiled splashbacks, radiator and uPVC obscured double glazed window to the rear aspect.

PROPERTY DESCRIPTION

Rear Garden

Fully fenced to each side and laid to patio with pathway leading to lawn area with mature flower and shrub borders. Shed, outside tap and gate providing access to the driveway.

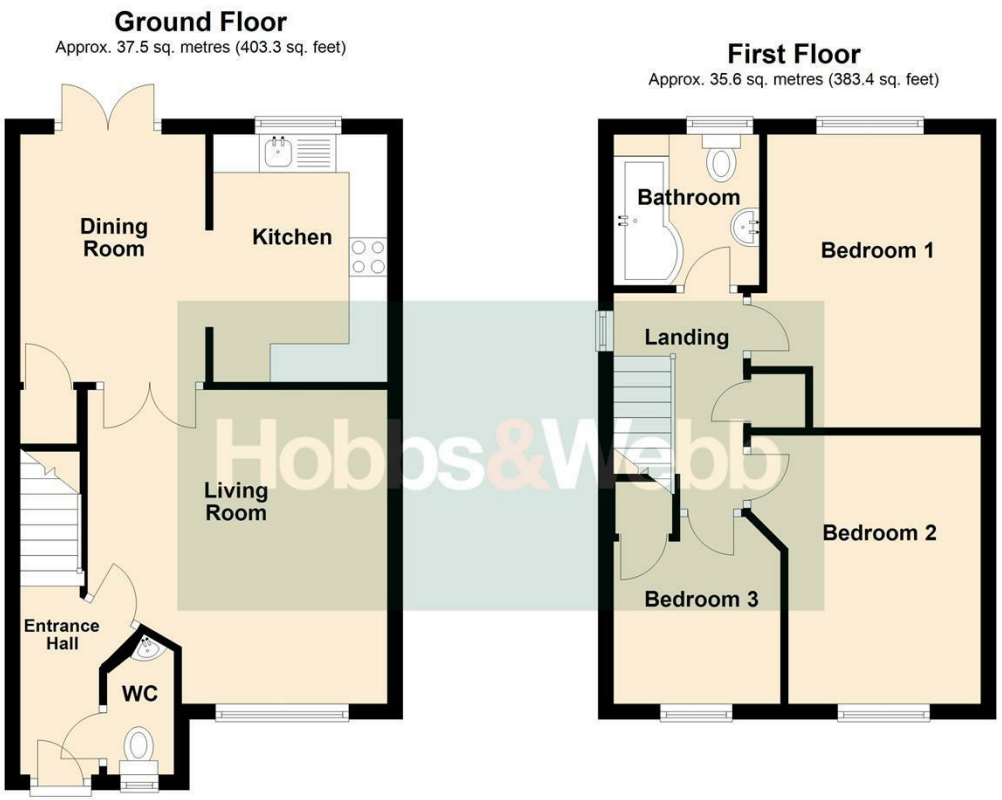
Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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



Total area: approx. 73.1 sq. metres (786.7 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 replied upon for furnishing purposes and are approximate.