



Hobbs&Webb

GARLAND AVENUE
Weston-Super-Mare, BS24 7JQ

Price £325,000



Offered to the market with no onward chain, this well-presented and spacious three-bedroom house at the end of a row, first-time buyers, or those looking to upsize.

The accommodation begins with a welcoming entrance hall, leading to a convenient cloakroom with WC and wash hand basin. The 19ft dual-aspect living room is bright and inviting, featuring French doors that open directly onto the rear garden. The kitchen/diner is well-equipped with a range of cupboards and drawers, and also benefits from French doors providing further access to the garden—ideal for entertaining and family meals.

Upstairs, a light-filled landing gives access to a generous master bedroom with en-suite shower room, two further good-sized bedrooms, and a modern family bathroom.

The south-facing rear garden has been designed for easy maintenance, offering a pleasant outdoor space to enjoy year-round. To the front and side of the property are two allocated parking spaces.

A fantastic opportunity to acquire a move-in ready home in a desirable location. Early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(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

Entrance Hall

Entrance door with glazed side panel. stairs rising to the first floor landing, tiled effect flooring, under-stairs storage cupboard, smoke alarm and doors to:-

Cloakroom

Low level WC, wash hand basin with mixer tap over, tiled splashback and cupboard below. Wall mounted 'Ideal Logic' gas boiler, extractor fan and tiled effect flooring.

Kitchen/Diner

19'4 x 8'9 (5.89m x 2.67m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. One and a half bowl sink and drainer with mixer tap over. Four ring gas hob with extractor hood over, eye level double oven, integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Breakfast bar, radiator, television point, uPVC double glazed window to the front aspect, tiled effect flooring, radiator and uPVC double glazed French doors providing access to the rear garden.

Living Room

19'4 x 10'3 (5.89m x 3.12m)

uPVC double glazed window to the front aspect, two radiators, television & telephone points, electric fire and uPVC double glazed French doors providing access to the rear garden.

Landing

uPVC double glazed window to the rear aspect, radiator, loft access, smoke alarm and doors to:-

Bedroom One

19'4 max (11'10 min) x 10'10 (5.89m max (3.61m min) x 3.30m)

Two floor to ceiling uPVC double glazed windows to front and rear aspects, two radiators, telephone & television points and door to the en-suite.

En-suite

Double width fully tiled shower cubicle with chrome mains shower and glass sliding door. Low level WC, wash hand basin with mixer tap over, shaver point, chrome heated towel rail, extractor fan, tiled flooring and uPVC obscured double glazed window to the rear aspect.

Bedroom Two

12'5 x 9'0 (3.78m x 2.74m)

Floor to ceiling uPVC double glazed window to the front aspect, radiator and television & telephone points.

Bedroom Three

9'0 x 6'6 (2.74m x 1.98m)

uPVC double glazed window to the rear aspect, radiator and television point.

Bathroom

Panelled bath with mixer tap, chrome mains shower and glass screen. Low level WC, wash hand basin with mixer tap over, shaver point, chrome heated towel rail, extractor fan, tiled flooring and uPVC obscured double glazed window to the rear access.

Rear Garden

A beautifully presented and low maintenance south facing rear garden which

PROPERTY DESCRIPTION

is laid to decking, patio and stone chipping with pergola, outside tap, timber shed, brick wall boundaries and side gate providign access to one of the parking spaces.

Allocated Parking

There are two allocated parking spaces for the property. One is located at the front of the property and the other to the side.

Agent Note

We have been advised this property is freehold tenure with an area maintenance charge of roughly £80.50 per quarter which is for the upkeep of the area.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- Freehold solar panels

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









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.