



**Hobbs & Webb**

**WILLOWDOWN**  
Weston-Super-Mare, BS22 9LX

Price £279,950



Hobbs & Webb are proud to present this beautifully maintained semi-detached family home, tucked away in an elevated cul-de-sac within the highly sought-after North Worle area.

The property offers bright, well-balanced accommodation throughout and benefits from gas central heating and double glazing. The ground floor comprises a welcoming entrance porch, an impressive 23ft lounge/diner ideal for family living and entertaining, a conservatory overlooking the garden, a well-appointed kitchen, and a useful study formed from part of the converted garage — perfect for home working.

To the first floor, the landing leads to three generous bedrooms and a family bathroom.

Outside, the private rear garden enjoys a desirable westerly aspect, making it an ideal space for families and summer evenings. To the front, a double-width driveway provides ample off-street parking and access to the remaining garage space.

An excellent opportunity to acquire a quality family home in a quiet and convenient residential location.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Porch

uPVC entrance door into the entrance porch, uPVC double glazed units, door into:-

## Lounge/Diner

22'8 x 11'0 narrowing to 8'1 (6.91m x 3.35m narrowing to 2.46m)

Coved ceiling, uPVC double glazed window to the front aspect, feature fireplace, television & telephone points, radiator, stairs rising to first floor landing, opening to the kitchen and uPVC double glazed patio doors to:-

## Conservatory

8'2 x 8'1 (2.49m x 2.46m)

uPVC double glazed glass roof with uPVC double glazed windows and sliding patio door providing access to the rear garden.

## Kitchen

10'5 x 6'9 (3.18m x 2.06m)

A range of wood effect wall and base units with rolled edge work surfaces over, inset stainless steel single drainer sink unit with central mixer taps and tiling to splash backs. Built in electric oven with four gas hob and extractor hood over, plumbing for washing machine and dishwasher, radiator, uPVC double glazed window to rear and door to:-

## Inner Hall

Space for fridge freezer, access through to:-

## Study

7'9 x 5'4 (2.36m x 1.63m)

Part of the garage which has been converted. A useful space ideal for study.

## Landing

Loft access, cupboard housing gas combi boiler and doors to:-

## Bedroom One

12'4 x 9'3 (3.76m x 2.82m)

Coved ceiling, uPVC double glazed window to the front and radiator.

## Bedroom Two

13'3 x 8'3 (4.04m x 2.51m)

Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

## Bedroom Three

10'4 x 7'1 (3.15m x 2.16m)

Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

## Bathroom

Fitted with full suite comprising panelled bath with electric shower over, pedestal wash hand basin with twin taps over, low level WC, tiled splashbacks, radiator, coved ceiling and uPVC obscured double glazed window to front.

## Rear Garden

Fully enclosed by panelled fencing, firstly with an area of paved patio with dwarf walls and steps up to the main garden which is laid to lawn with shrub borders.

## Driveway & Garage

Remaining garage measures 10'5 x 7'8 (3.18m x 2.34m) and has an up and over door, power and lighting. Double width drive provides off street parking

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and leads to part converted garage. Paved steps lead to front door and side gate provides access to rear garden

## **Material Information.**

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Not water metered
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

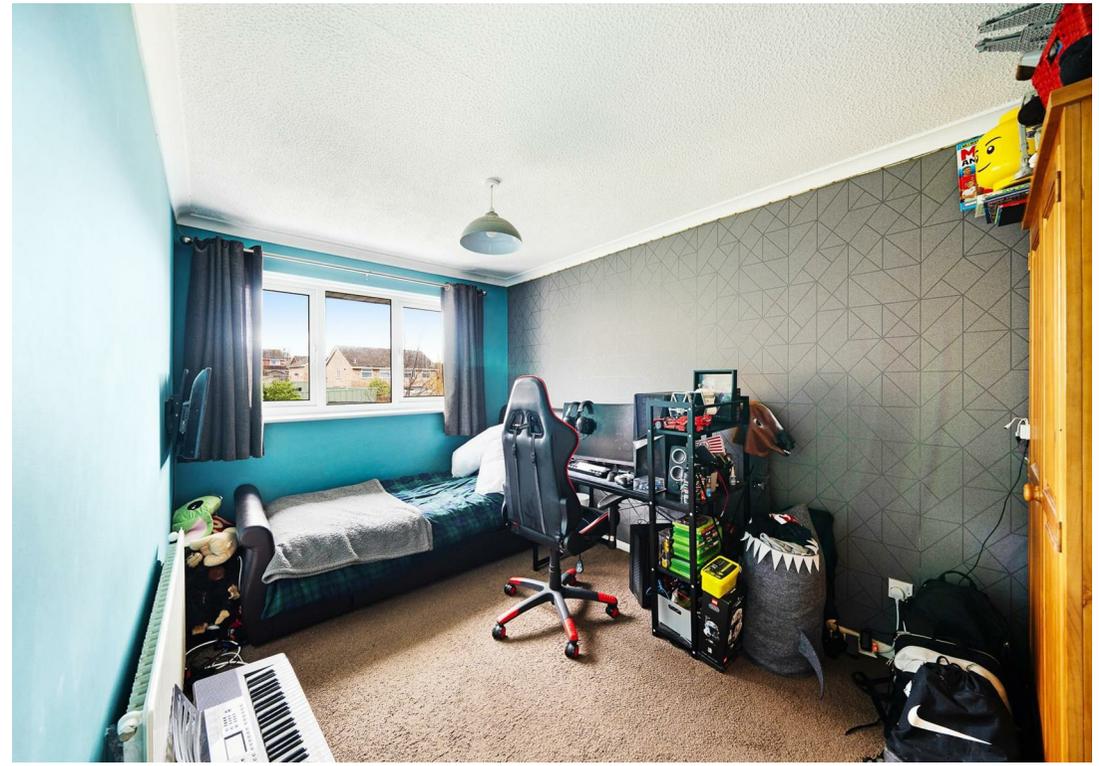
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

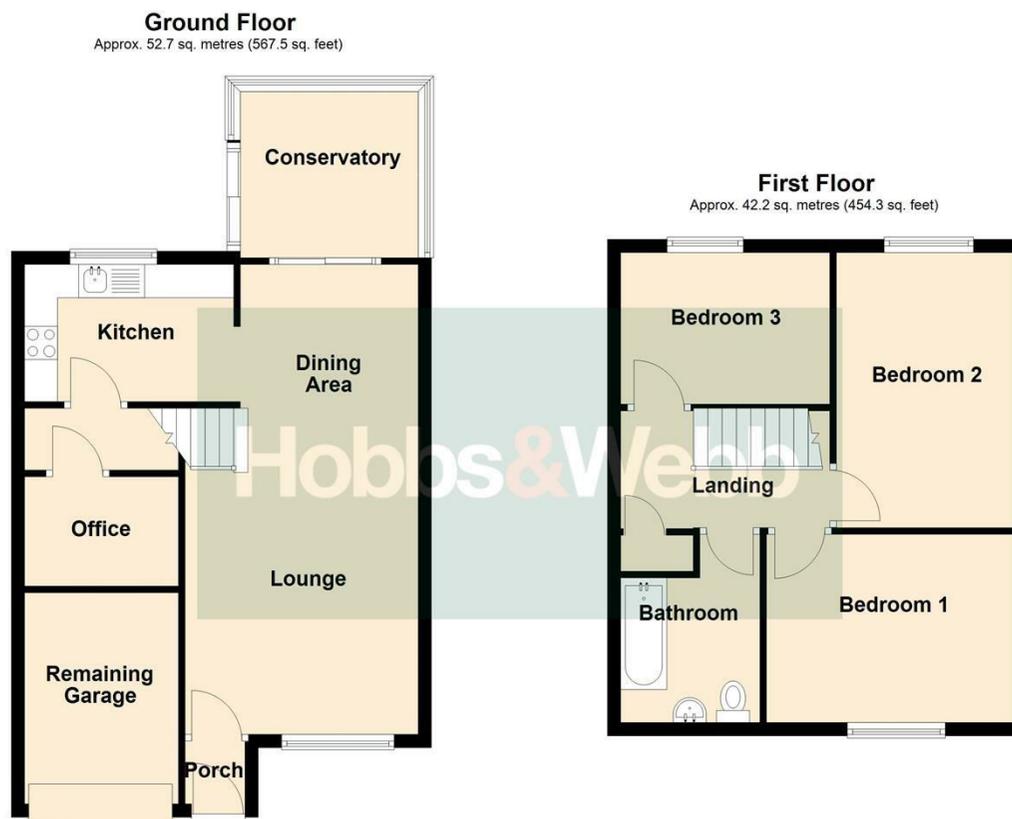
Flood Information:

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









Total area: approx. 94.9 sq. metres (1021.8 sq. feet)

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# 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.