



Hobbs&Webb

WYVERN CLOSE
Weston-Super-Mare, BS23 3LR

Price £280,000



Hobbs & Webb are delighted to present to the market this beautifully maintained and deceptively spacious end-of-terrace home. Tucked away in a quiet close on the outskirts of the town centre, the property enjoys an ideal setting with excellent access to the train station, commuter routes, and a range of local amenities.

The accommodation has been lovingly cared for by the current owner and offers a welcoming entrance hall, cloakroom, a bright and comfortable lounge, and a modern kitchen/diner opening into a versatile conservatory. Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the rear garden has been thoughtfully designed for low maintenance, with patio and stone chipping areas providing the perfect space to relax or entertain. Further benefits include a garage with power and lighting, as well as off-road parking for one to two vehicles.

This is a fantastic opportunity to acquire a superbly presented home in a convenient yet peaceful location – early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	78
EU Directive 2002/91/EC		

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

Accessed via a composite entrance door with stained glazing, radiator, wood effect laminate flooring and doors to the cloakroom and lounge.

Cloakroom

Low level WC, vanity wash hand basin with mixer tap over and panelled backdrop. Radiator, uPVC obscure double glazed window to the front aspect and wood effect flooring.

Lounge

16'7 x 15'2 max (5.05m x 4.62m max)

uPVC double glazed square bay window to the front aspect, two radiators, television point, coved ceiling, stairs rising to the first floor landing, wood effect laminate flooring and door to the kitchen/diner.

Kitchen/Diner

15'2 x 8'9 (4.62m x 2.67m)

Fitted with a matching range of wall and base wood effect cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Five ring gas hob with double oven below and extractor fan over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer, uPVC double glazed window to the rear aspect, radiator, wood effect flooring and uPVC double glazed sliding patio door providing access to the conservatory.

Conservatory

12'7 x 8'2 (3.84m x 2.49m)

One large brick wall with uPVC double glazed units over, small brick wall with uPVC double glazed windows and French doors providing access to the rear garden. Polycarbonate roof, power points and lighting.

Landing

uPVC double glazed window to the side aspect, airing cupboard housing 'Ideal' combi boiler, smoke alarm, loft access and doors to the bedrooms and bathroom.

Bedroom One

12'4 x 8'6 (3.76m x 2.59m)

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

Bedroom Two

12'2 x 8'5 (3.71m x 2.57m)

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

Bedroom Three

8'9 x 6'5 (2.67m x 1.96m)

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

Bathroom

Three piece suite comprising panelled bath with central chrome mixer tap and main shower. Low level WC, pedestal wash basin with mixer tap over. Partially tiled walls, chrome heated towel rail, extractor fan, uPVC obscured double glazed window to the front aspect and tiled flooring.

PROPERTY DESCRIPTION

Rear Garden

Laid to patio and stone chippings. Timber shed. Bricked walled boundaries and side access gate providing access to the parking and garage.

Garage & Parking

18'1 x 8'3 (5.51m x 2.51m)

Garage with up and over door, power, lighting and uPVC obscured double glazed window. To the front of the garage is off street parking for one/two vehicles.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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:

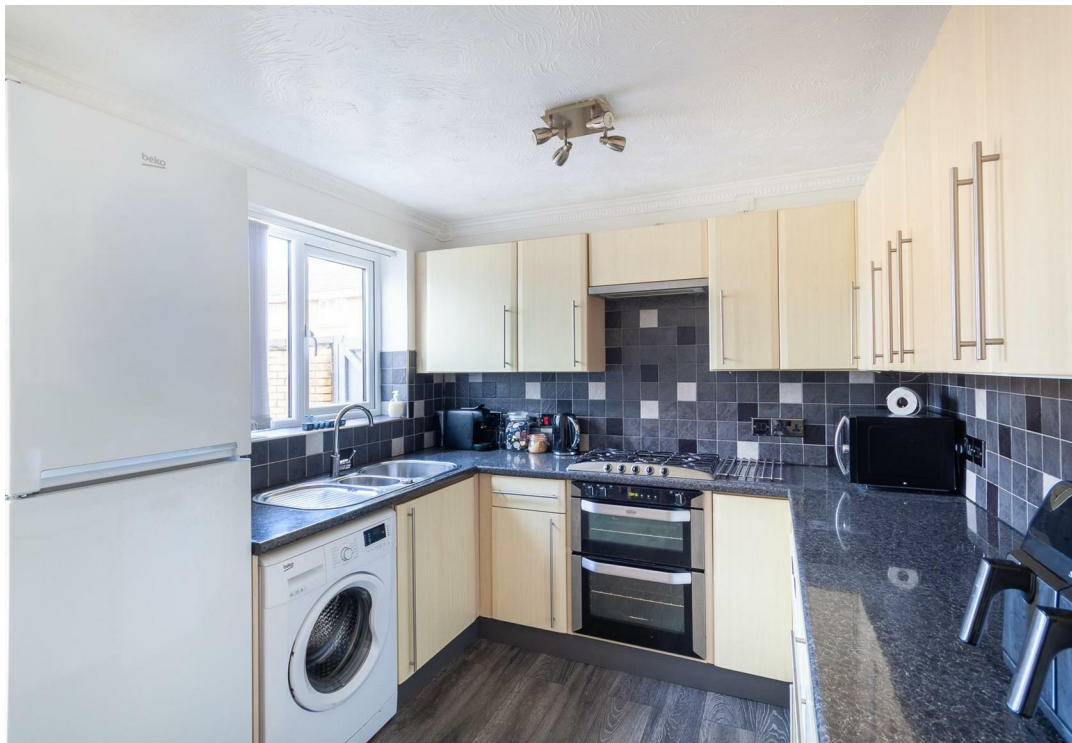
checker.ofcom.org.uk/en-gb/mobile-coverage

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

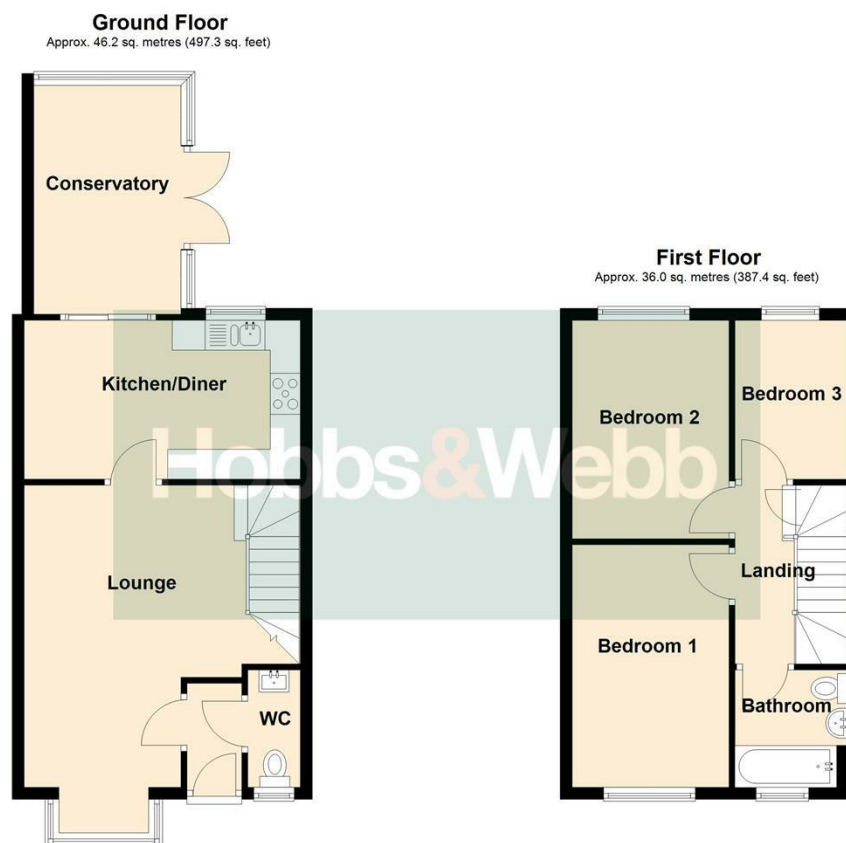
Flood Information:

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









Total area: approx. 82.2 sq. metres (884.7 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

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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.