



**Hobbs & Webb**

TRINITY ROAD  
Weston-Super-Mare, BS23 2HP

Price £595,000



VIEWS & 3 GARAGES. Nestled below Weston woods on the upper south facing slopes of Weston-super-Mare Hillside a detached house with direct access to the woods that can be arranged to accommodate a sole family or family with a dependant relative or also provide a home and income. The property affords far reaching southerly views over the town & bay to Uphill Hill and church, Brean Down the Quantock Hills, Bristol Channel and Exmoor beyond. The flexible accommodation which is Upvc double glazed and has gas central heating is arranged over 3 levels currently as a self contained 2 bedroom garden flat, with lounge, kitchen, dining area and bathroom with its own entrance and area of garden whilst on the upper 2 levels, a lounge which is semi open plan to a dining room, conservatory, kitchen and the top floor 3 bedrooms and a bathroom, outside private terraces and seating areas and 3 single garages one with a work shop area.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

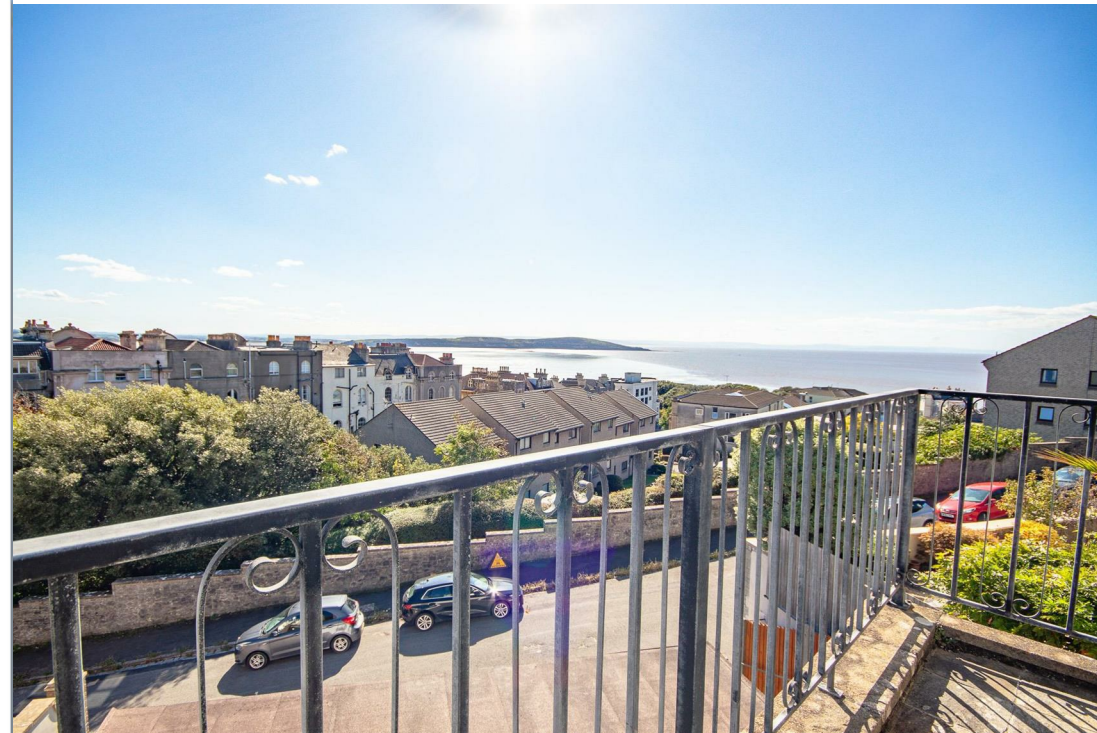
EPC Rating: C

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>	71	74
(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		
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@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

Approached via steps to the side of the property form Trinity road leading to the hall and first floor, Uovc double glazed door to.

## Entrance Hall

Upvc double glazed window, radiator, under stair storage cupboard and further shelved storage cupboard, Georgian style glazed door to.

## Lounge

16'3" x 12'3" (4.95m x 3.73m)

Coved ceiling, a levelui light south facing room with double glazed sliding patio doors and Upvc window affording panoramic views over the town, bay and beyond, radiator, wired for 3 wall lights, patio doors lead to.

## Balcony

12'0" x 4'0" approx (3.66m x 1.22m approx)

Laid to paving and enclosed by railings, being south facing thus attracting a good deal of sunshine and affording panoramic sea views.

From the lounge door to conservatory and archway to.

## Dining room

16'3" x 10'3" max (4.95m x 3.12m max)

Upvc double glazed window affording views, 2 radiators.

## Conservatory

10'4" x 8'8" (3.15m x 2.64m)

Constructed of base wall construction with a polycarbonate roof, with UPVC double glazed triple aspect windows again afford views to the front, radiator, timber effect flooring, TV point.

## Kitchen

8'9" x 9'7" (2.67m x 2.92m)

Dual aspect Upvc double glazed windows, the kitchen is fitted with a modern range of white units comprising 6 wall cupboards and further single glass fronted display wall cupboard, wine rack, single bowl single drainer porcelain sink with mixer tap over and double cupboard under, further double, single and corner base cupboards and 4 base drawers with quartz work tops over with tiled surrounds, space for range cooker with chimney extractor hood over, timber effect flooring.

## Utility room

7'5" x 6'6" (2.26m x 1.98m)

Upvc double glazed windows , wall mounted gas fired boiler providing hot water and central heating, single bowl single drainer sink with double cupboard below, plumbing for washing machine.

## Cloakroom

4'3" x 3'10" (1.30m x 1.17m)

Upvc double glazed window, white suite of low level WC, wash hand basin with tiled splash back.

Spindled balustraded stair case form the entrance hall to.

## First floor landing

Sky light.

## Bedroom 1

15'4" x 12'4" (4.67m x 3.76m)

Plus 2 double built in wardrobes, Upvc double glazed window affording views to Brent Knoll, the Quantock Hills, Weston bay Brean down and beyond, radiator.

## Bedroom 2

15'2" x 10'4" including (4.62m x 3.15m including)

2 double and single wardrobes and 2 double and single overhead storage cupboards, Upvc double glazed window affording views to the the beach lawns, bay, Brent knoll, Uphill hill and church and Brean Down and beyond.

## Bedroom 3

9'1" x 6'9" (2.77m x 2.06m)

Upvc double glazed window with outlook to Weston Woods, wardrobe recess.

## Bathroom

8'8" x 6'9" plus shower cubicle (2.64m x 2.06m plus shower cubicle)

Fully tiled marble effect walls, panelled bath, vanity wash hand basin with mixer tap over and double cupboard below, mirror fronted vanity wall cupboard, low level WC, tiled shower cubicle with mains mixer shower, chrome heated towel rail, timber effect flooring.

## Garden flat

Approached via sliding patio door to.

## Lounge

16'2" x 12'3" (4.93m x 3.73m)

Radiator, TV point patio door to sun terrace providing a sunny seating area, glazed door to.

## Bedroom 2

10'4" 8'9" (3.15m 2.67m)

Upvc door to side to garden, Upvc double glazed window to the front with limited views, radiator.

From the lounge a glazed door to.

# PROPERTY DESCRIPTION

## Dining area

9'7" x 6'2" (2.92m x 1.88m)

UPvc double glazed window, radiator, telephone point.

## Kitchen

9'1" x 9'7" (2.77m x 2.92m)

Upvc double glazed windows to the side and rear, radiator, fitted with pine style units comprising 3 double and single wall cupboards, double bowl sink with mixer tap over and double cupboard under, further base cupboards and drawers with work tops over, tiled surrounds space for electric cooker.

## Bedroom 1

16'3" x 10'2" (4.95m x 3.10m)

Upvc double glazed window being south facing to the front with views to the bay and Brean Down, radiator, built in cupboard.

## Utility room

4'2" x 3'9" (1.27m x 1.14m)

Upvc double glazed window, plumbing for a washing machine.

## Bathroom

Upvc double glazed window, radiator, fitted with a white suite of panelled bath with an electric shower over, pedestal wash hand basin, low level WC tiled surrounds, tiled floor.

## Outside

The property is sold with 3 adjoining garages with up and over doors.

Garage 1 14'6" x 8'2" extending to 16'0" (4.42m x 2.49m extending to 4.88) into works shop area with power and light.

Garage 2 15'6" x 9'8" to 9'5" (4.72m x 2.95m to 2.87m)

Garage 3 15'6" x 9'8" to 9'5" (4.72m x 2.95m to 2.87m) with power and light.

The front garden is laid to shrubs and rockery with a sun terrace to the front of the garden flat leading to a private area of garden to east side of the property enclosed by local stone and rendered walling providing a private seating area with fig trees and flower and shrub bed. The rear and side rear garden are enclosed brick walling with a timber door leading directly in to Weston woods and apple espalier tree as well as climbing shrubs. The gardens are laid to flower and shrub beds, private sunny sheltered paved seating areas, with raised pond and water feature, useful brick built garden work shop store measuring 10'6" x 5'6" (3.20m x 1.68m) with power and light.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water metered mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage Bristol Wessex water
- Broadband via Fibre to the property.

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)









KEEP CALM AND DRINK WINE











Total area: approx. 232.2 sq. metres (2499.7 sq. feet)

For illustrative Purposes Only; all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb Plan produced using PlanUp.

# Hobbs & Webb

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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.