



Hobbs & Webb

BAYTREE ROAD
Weston-Super-Mare, BS22 8HP

Price £325,000



Set within the popular Milton Hillside area, this attractive detached bungalow offers a light, airy living environment with a layout designed for comfort and practicality. The main living room is a generous space, immediately creating a relaxed and welcoming feel on arrival.

There are two good-sized bedrooms, with the principal bedroom providing a calm and comfortable retreat. The second bedroom is ideal for visiting guests or family members, while the additional study offers a versatile space that could be used as a home office, hobby room, or quiet snug.

The kitchen is well planned and opens directly into a spacious conservatory at the rear, flooded with natural light and perfectly suited for dining or informal seating. The bathroom is modern and well presented, complementing the home's easy-flowing layout.

Externally, the bungalow enjoys a private garden offering scope to personalise, along with a detached garage providing secure parking or extra storage. As a detached property, it benefits from a strong sense of privacy and space.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | 81 |
| (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

uPVC obscured double glazed entrance door, uPVC double glazed window to the side aspect, wood effect flooring, electric heater, smoke alarm and doors to:-

Lounge/Diner

19'8 x 11'7 (5.99m x 3.53m)

Three uPVC double glazed windows to the side and front aspects. Electric heater and television point.

Kitchen

9'1 x 7'6 (2.77m x 2.29m)

A matching range of cream shaker style wall and base cupboard and drawers with rolled edge work surfaces. Inset one bowl stainless steel sink and drainer with mixer tap over. Four ring electric hob with oven below and extractor hood over. Integrated under-counter fridge, freezer and dishwasher. Space and plumbing for washing machine. uPVC double glazed window to the side aspect, internal uPVC double glazed window into the conservatory.

Conservatory

14'2 x 10'5 (4.32m x 3.18m)

Two uPVC double glazed doors providing access to the gardens, uPVC double glazed units and wood effect laminate flooring.

Bedroom One

15'5 x 9'8 (4.70m x 2.95m)

uPVC double glazed window to the side aspect, fitted wardrobe and electric heater.

Bedroom Two

9'4 x 8'9 (2.84m x 2.67m)

uPVC double glazed window to the side aspect and electric heater.

Bedroom Three

7'5 x 5'10 (2.26m x 1.78m)

uPVC double glazed window to the side aspect, electric heater and cupboard housing hot water tank.

Bathroom

Panelled bath with mixer tap over and tiled splashbacks. Corner shower cubicle with rainfall shower. Low level WC, wash hand basin with mixer tap over and drawers below, uPVC obscured double glazed window to the rear aspect and electric heater.

Gardens

Fencing to each side of the garden and laid predominately to stone chippings and patio.

Driveway & Garage

Garage measuring 13'5 x 8'4 (4.09m x 2.54m). Block paved driveway providing off street parking for two vehicles.

Solar Panels

There are freehold solar panels.

Material Information.

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric heating
- Mains drainage
- Solar panels - freehold

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

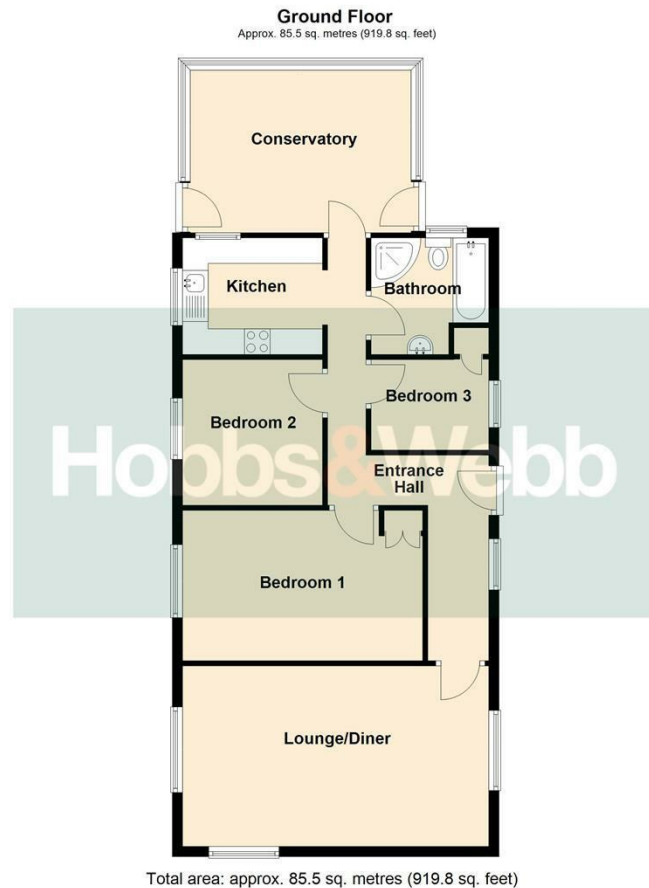
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Hobbs & Webb

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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.