



**Hobbs&Webb**

**ELM TREE ROAD**  
Weston-Super-Mare, BS24 8EH

Price £375,000





LOOKING FOR A LARGE REAR GARDEN.? Sold with no onward chain a older style detached bungalow set in a good size plot in the ever popular Locking village. Locking village has a number of local facilities including village primary school, popular local pub, local shops and post office as well as a takeaway, cafe and church, whilst the nearby town centre and seafront of Weston-super-Mare is within easy reach as is junction 21 of the M5 motorway. The bungalow which is part double glazed and has gas central heating has flexible accommodation comprising an entrance hall, Lounge with wood burner, sitting room or double bedroom, 2 further bedrooms, dining room with further wood burner, kitchen and bathroom as well as a useful loft / hobbies room. Outside a front garden and driveway providing parking to a detached good size single garage, the rear garden is level and measures approximately 115 x 42 feet (35.05m x12.80m). Freehold tenure.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

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	54	77
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Double half glazed timber doors to.

## Entrance Porch

9'6" x 3'0" (2.90m x 0.91m)

Light single glazed timber windows to front and side, tiled floor, inner part leaded glazed timber door, top light and side panel window to.

## Entrance Hall

Part timber clad wall, telephone point, leading to inner hall with radiator, cupboard housing gas fired boiler.

## Lounge

13'3" bay x 13'7" (4.04m bay x 4.14m)

Bay window to the front with timber double glazed bay window with secondary glazing, 3 radiators in the bay, picture rail, corner chimney breast with recess housing wood burning stove with timber surround and tiled inset and hearth, telephone point.

## Sitting room / bedroom 1

13'4 " bay x 13'5" (4.06m " bay x 4.09m )

Coved ceiling, picture rail, corner chimney breast with fireplace with ornated timber surround brick inset and tiled hearth, 2 radiators.

## Dining Room

12'8" x 8'4" plus recess (3.86m x 2.54m plus recess)

Upvc double glazed window to the side, built in double cupboard, wood burning stove with stone surround and back and timber mantle, part timber clad wall, door to.

## Kitchen

11'8" x 6'9" (3.56m x 2.06m)

Timber double glazed windows to side and rear, fitted with pine style units comprising double and double glass front wall cupboards, double bowl single drainer sink with mixer tap over and double cupboard under, further single and double base cupboards and drawers with roll edge work tops over, tiled surrounds, plumbing for a washing machine, space for fridge and tumble drier space for cooker with electric cooker point, radiator.

## Bedroom 2

14'8" x 9'4" (4.47m x 2.84m)

Double glazed timber window over looking the rear garden, picture rail, radiator.

## Bedroom 3

11'0" x 9'9" (3.35m x 2.97m)

Timber double glazed window over looking the rear garden, picture rail, radiator, double built in wardrobe with double over head storage cupboard.

## Bathroom

9'2" x 4'1" (2.79m x 1.24m)

Timber window to the rear, radiator, extractor, fully tiled walls, fitted with a white suite of panelled bath, low level WC, wash hand basin with cupboard below.

# PROPERTY DESCRIPTION

## Loft / hobbies Room

12'7" x 11'7" (3.84m x 3.53m)

Access from the entrance hall via a timber fold down ladder. Part sloping ceilings with timber sky light, radiator, light and power, access to loft storage area with hot water tank.

## Outside

The property is approached via 5 bar timber gate leading to a chipping stone driveway providing off road parking, the front garden is laid to level lawn with mature well stocked flower and shrub beds and borders and an area of paved patio and is enclosed by a screen of hedging. The driveway continues to the side of the property with an outside light, further paved patio area and leading to a detached block built garage with corrugated metal roof measuring 21'3" x 8'9" to 8'1" piers (6.48m x 2.67m to 2.46m piers) with up and over door, light and power, window and personal door leading to the rear garden. The rear garden is a real feature of the property measuring approximately 115 x 42 feet (35.05m x 12.80m) laid to a paved patio seating area and paved pathway, areas of level lawn with apple trees, vegetable plot, greenhouse and 2 timber garden sheds and is enclosed by screens of hedging and timber fencing.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply

- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water

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

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

Flood Information:

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