



Hobbs & Webb

PORLOCK CLOSE
Weston-Super-Mare, BS23 4RQ

Price £200,000



A good size end of terrace 2 double bedroom house that will make an ideal first time or buy to let purchase located on the southern fringes of Weston-super-Mare in a convenient position for Weston-super-Mare general hospital and the Loxton Road campus of Weston college / sixth form. The property is sold with no onward chain and the accommodation which is gas centrally heated and Upvc double glazed comprises an entrance porch to an entrance hall, lounge through to a dining area, kitchen, useful storage utility area and downstairs WC. On the first floor 2 double bedrooms and bathroom, outside front garden and a good size westerly facing rear garden measuring approximately 56'0" x 23'0" (17.07m x 7.01m). Freehold.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 Porch

5'8" x 2'1" (1.73m x 0.64m)

Upvc double glazed sliding doors, upvc double glazed windows to the side, light, glazed timber door to.

Entrance Hall

Upvc double glazed side window, double radiator, telephone point, under stair storage area and storage cupboard, Georgian style glazed door to.

Lounge

14'1" bay x 10'7" recess (4.29m bay x 3.23m recess)

Upvc double glazed walk in bay window to the front, chimney breast with tiled surround and hearth, radiator, TV point, archway to.

Dining Area

9'4" x 8'5" (2.84m x 2.57m)

Radiator, Upvc double glazed sliding patio doors westerly facing to the rear garden, Georgian style glazed timber door to.

Kitchen

10'11" x 7'4" (3.33m x 2.24m)

Upvc double glazed window overlooking the rear garden and further Upvc double glazed window to the side, extractor fan. Fitted with a range of white coloured double and single wall cupboards, single bowl, single drainer sink with double cupboard under, triple base drawers, space and plumbing for a washing machine, space for cooker, roll edge work tops, tiled surrounds, shelved pantry cupboard and under stair storage cupboard, glazed timber door to.

Utility storage area

11'7" x 5'9" max (3.53m x 1.75m max)

With light and power, Upvc door to the front and Upvc double glazed door to the rear garden, door to.

Cloakroom

6'7" x 2'4" (2.01m x 0.71m)

Upvc double glazed window, low level WC.

From the inner hall staircase rising to.

First floor landing

Upvc double glazed window, loft access with pull down ladder.

Bedroom 1

14'0" x 9'4" (4.27m x 2.84m)

Upvc double glazed window to the front, radiator, over stair storage cupboard housing gas fired boiler providing hot water and central heating.

Bedroom 2

10'4" x 10'3" (3.15m x 3.12m)

Upvc double glazed window overlooking the rear garden, radiator, built in storage cupboard.

Bathroom

6'3" x 5'3" (1.91m x 1.60m)

Upvc double glazed window, radiator, fitted with a white suite of panelled bath with mixer tap with shower attachment over, glazed screen, lower level WC,

PROPERTY DESCRIPTION

pedestal wash hand basin, shower back panels to the walls, extractor, timber effect flooring.

Outside

The front garden is laid to chipping stone bed and shrubs with pathway to the front door and further door to Utility storage area. The rear garden is of a good size, westerly facing, measuring approximately 56'0" x 23'0" (17.07m x 7.01m) providing a fantastic space for children to play, its predominately laid to paved seating areas chipping and gravel beds and is enclosed by timber fencing and rendered walling.

Freehold

Material Information.

Additional information not previously mentioned

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

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

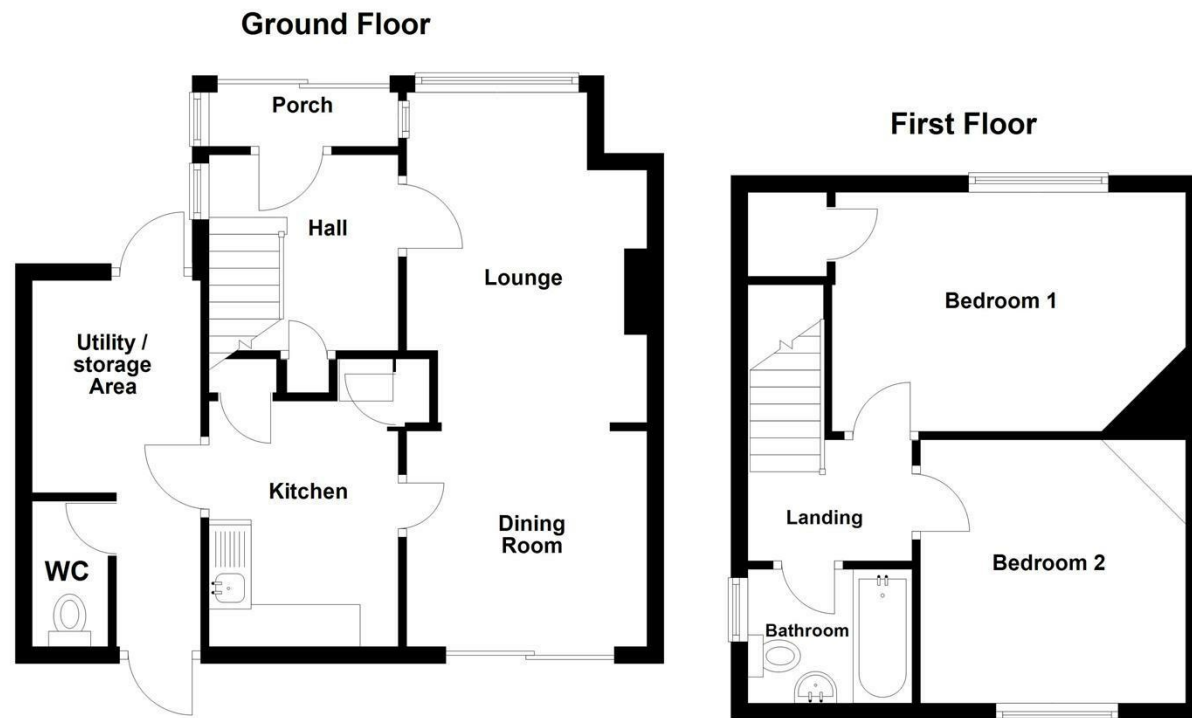
Flood Information:

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.