Hobbs&Webb

MONTPELIER

Weston-Super-Mare, BS23 2RQ

Price £425,000

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Hobbs & Webb are delighted to bring to the market this unique and versatile detached residence, offered for sale with no onward chain. Ideally situated in the sought-after area of Montpelier, the property is just a short walk from Weston town centre and offers spacious accommodation arranged over four floors.

The accommodation briefly comprises an entrance hall, cloakroom, 19ft living room with patio doors opening onto a deceptively spacious rear garden, dining room, 19ft kitchen/diner, utility area with a large storage cupboard and access to a study/gallery which is an ideal space for an arts & crafts room, playroom for children to home office if you work from home.

The first floor features the principal bedroom with en-suite bathroom, while the second floor provides three further bedrooms and a family bathroom.

Externally, the property is approached via double gates leading to a driveway with parking for one vehicle, together with access to the garage. To the rear is a surprisingly generous garden, offering an excellent outdoor space for entertaining and relaxation.

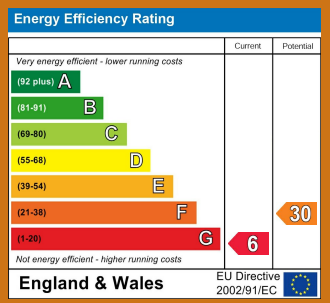
An internal viewing is highly recommended to fully appreciate the size, versatility and unique layout of this exceptional home.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: G



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

14'0 x 4'2 (4.27m x 1.27m)

Entered via solid wood double doors, uPVC obscured double glazed window to the rear aspect, feature stone wall, tiled flooring and obscured glazed door into the hallway.

Ground Floor Hallway

Coved ceiling, cupboard housing hot air heating system, stairs rising to the first floor, stairs descending to the lower ground floor and door to the kitchen/diner.

Kitchen/Diner

19'9 x 10'6 (6.02m x 3.20m)

Two large aluminium single glazed windows to the front aspect, matching wood wall and floor cupboard units with work surfaces over and inset stainless steel sink and drainer with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine, radiator, telephone point, solid oak flooring and door to the inner hall.

Inner Hall

Space for American style fridge/freezer, solid oak flooring, large pantry cupboard, stairs rising to the study and stairs descending to the dining room.

Study/Gallery

10'0 max x 12'8 (3.05m max x 3.86m)

A super room with single glazed window to the rear aspect with lovely views, Ideal for a arts & crafts room playroom or study.

Lower Ground Floor Hallway

Stairs rising to the ground floor level, useful under-stairs storage cupboard, door to the cloakroom, uPVC double glazed door with side units leading to the rear garden and door to the living room.

Cloakroom

Low level WC, pedestal wash hand basin, paneled walls, uPVC obscured double glazed window to the rear aspect and electric heater.

Living Room

19'9 x 13'4 (6.02m x 4.06m)

Large sliding aluminium double glazed patio doors providing access to the rear garden with full length glazed units either side. Television point, telephone point, recessed shelve and door to the dining room.

Dining Room

10'0 max x 17'1 (3.05m max x 5.21m)

Aluminium sliding patio doors providing access to the rear garden. stairs rising to the ground floor level inner hall.

First Floor Landing

uPVC obscured double glazed window to the rear aspect, stairs rising to the second floor landing and door to the bedroom One and en-suite bathroom.

Bedroom One

13'8 x 12'6 (4.17m x 3.81m)

uPVC double glazed window to the rear aspect, coved ceiling, walk-in wardrobes and door to the en-suite bathroom.

PROPERTY DESCRIPTION

En-suite Bathroom

6'9 x 6'5 (2.06m x 1.96m)

Two uPVC obscured double glazed window to the rear and side aspect. Partially tiled walls, bath, low level WC and pedestal wash hand basin with twin taps over.

Second Floor Landing

Doors to the bedrooms and bathroom.

Bedroom Two

12'6 x 8'5 plus fitted wardrobe (3.81m x 2.57m plus fitted wardrobe)

Single glazed window to front and built in wardrobe.

Bedroom Three

10'0 x 9'6 (3.05m x 2.90m)

Single glazed window to front and built in wardrobe.

Bedroom Four

7'9 x 6'9 (2.36m x 2.06m)

Two single glazed windows to front and side

Bathroom

Bath, wall mount wash hand basin with mixer tap over, low level WC, obscure single glazed window to the side and vinyl flooring.

Outside

Rear Garden

A beautifully established and secluded garden, thoughtfully planted with an abundance of mature trees, shrubs and colourful foliage. Winding paths lead through a series of peaceful, leafy spaces, creating a wonderful sense of privacy and tranquillity. A charming greenhouse, mature stone walls and varied planting add character and interest, while the garden's lush, natural feel makes it a delightful setting for relaxing and enjoying the outdoors.

Driveway & Garage

Double gates lead to a driveway providing off street parking for one vehicle and access to the garage.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Mains water (not metered)
- Gas combi boiler with only one radiator in the kitchen/diner.
- 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

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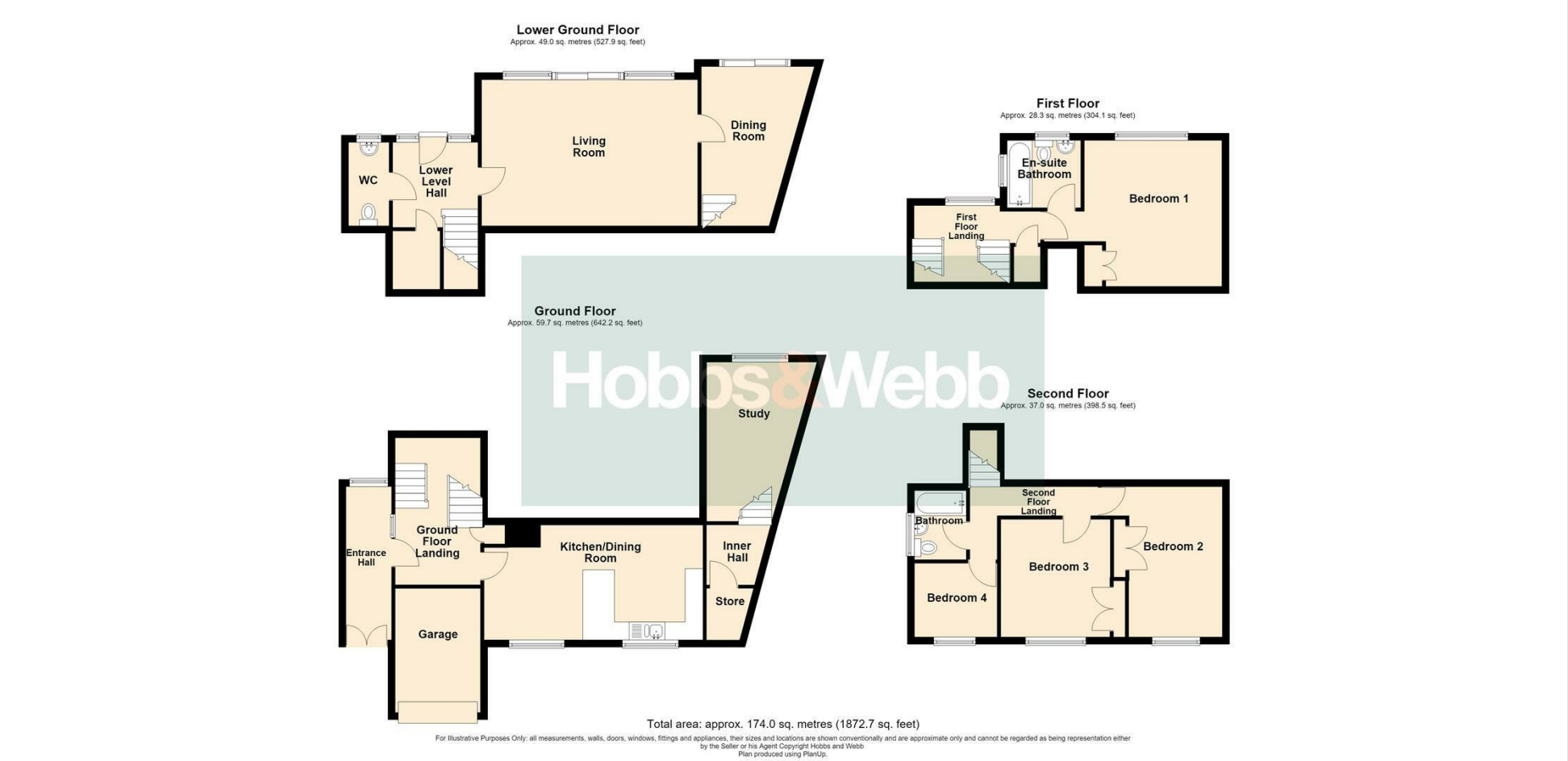

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IMPORTANT NOTICE

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 replied upon for furnishing purposes and are approximate.