



Hobbs&Webb

BOUNDARY CLOSE
Weston-Super-Mare, BS23 4LY

Price £375,000



Sold with no onward chain a good size detached bungalow set in a quiet cul de sac position on the southern outskirts of Weston-super-Mare, ideally located for Weston golf course, the sea front and local shops. The accommodation which is double glazed and has gas central heating but will benefit from some modernisation is arranged as a good size lounge / diner measuring 26'1" x 11'1" (7.95m x 3.38m), a kitchen, 3 good size bedrooms the master with an ensuite shower room as well as a family bathroom. The property is set in a good size plot with front garden and private enclosed rear garden and a driveway providing parking to a detached garage.

Local Authority

North Somerset Council Tax Band: E

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	65	73
(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

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PROPERTY DESCRIPTION

Entrance Porch

3'2" x 2'9" (0.97m x 0.84m)

Light, tiled floor, inner half Georgian style glazed door to.

Entrance Hall

Loft access, radiator, airing cupboard housing gas fired boiler providing hot water and central heating, timber effect flooring.

Lounge / diner

26'1" x 11'1" to 10'1" (7.95m x 3.38m to 3.07m)

Coved ceiling, Upvc double glazed shallow bay window to the front, chimney breast with fire place with grate timber surround and marble style inset and hearth, 2 radiators TV point, aluminium double glazed sliding patio doors to the rear garden.

Kitchen

13'0" x 9'0" (3.96m x 2.74m)

Window to the rear porch, radiator, fitted with double and single wall cupboards and over extractor unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers as well as triple and double drawers with deep pan drawers with roll edge work tops over with tiled splash backs. Integrated 5 ring stainless steel gas hob with extractor over, integrated double electric oven, space and plumbing for a washing machine, space and plumbing for a slim line dishwasher, space for fridge freezer, timber effect flooring, half glazed door to.

Rear Porch

7'2" x 3'9" (2.18m x 1.14m)

Built of base wall construction with single glazed windows, work top with space for tumble drier and fridge below, timber effect flooring, door to the rear garden.

Bedroom 1

13'1" x 10'4" (3.99m x 3.15m)

Upvc double glazed window to the rear, radiator, door to.

Ensuite Shower room

7'3" x 4'5" (2.21m x 1.35m)

Upvc double glazed window, radiator, tiled shower cubicle with mains mixer shower unit, pedestal wash hand basin, low level WC.

Bedroom 3

13'1" x 7'1" (3.99m x 2.16m)

Upvc double glazed window to the rear garden, radiator.

Bedroom 2

10'6" x 7'8" (3.20m x 2.34m)

Upvc double glazed window to the front, radiator.

Bathroom

7'4" x 7'3" (2.24m x 2.21m)

Upvc double glazed window, radiator, fitted with a panelled bath with Victorian style mixer tap with shower attachment, pedestal wash hand basin with mixer tap over, shaver socket, low level WC, tiled surrounds, tiled floor.

PROPERTY DESCRIPTION

Outside

58'0" x 35'0" (17.68m x 10.67m)

The front garden to laid to level lawn and paved pathways, a driveway provides off road parking leading to a detached garage measuring 16'5" x 8'1" to 7'3" (5.00m x 2.46m to 2.21m) with up and over door, power and light and storage in the roof pitch, personal door to the rear garden as well as up and over door to the rear of the garage. A timber pedestrian gate form the side of the garage leads to the rear garden which is level, laid to areas of lawn and paved patio with timber storage shed, enclosed by brick walling and timber fencing and measures approximately 58'0" x 35'0" (17.68m x 10.67m).

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Council tax band E North Somerset
- Mains electric supply
- Water 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

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

Flood Information:

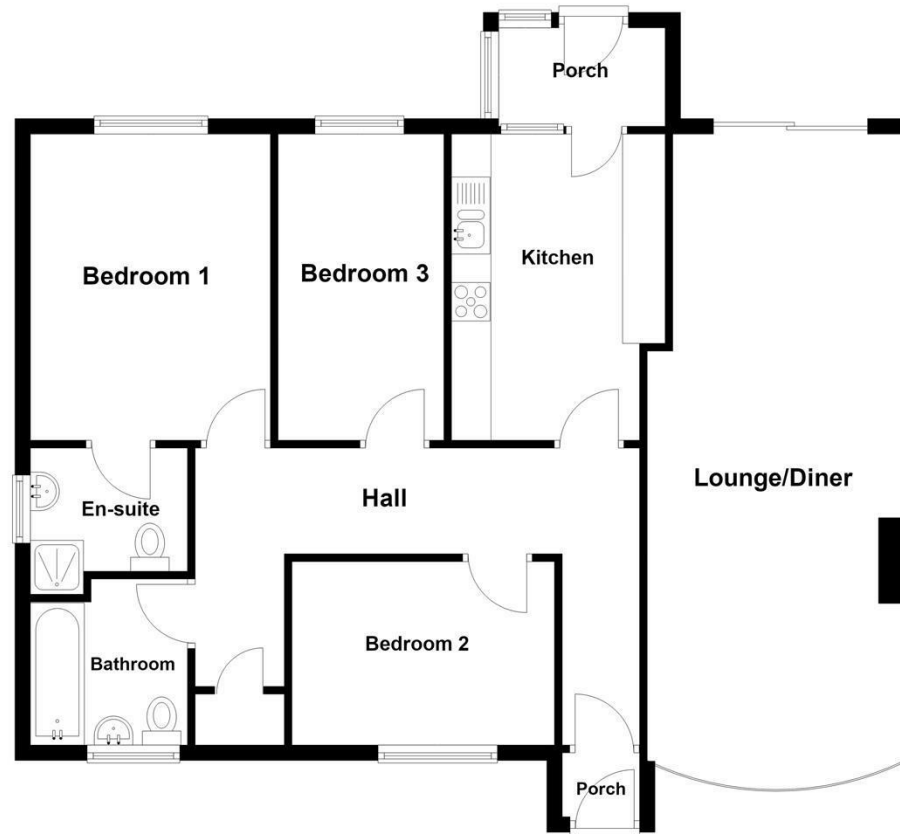
flood-map-for-planning.service.gov.uk/location







Ground Floor



Hobbs & Webb

01934 644664

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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.