



Hobbs & Webb

FAIRFIELD CLOSE

Weston-Super-Mare, BS22 8EA

Asking Price £315,000



An exciting opportunity to purchase this extended three-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac in the popular area of Milton. The property is conveniently located just a stone's throw from Milton Park Primary School, local shops and amenities, with Milton Train Station within easy walking distance, making it perfect for families and commuters alike.

The property offers generous and well-presented accommodation throughout. The ground floor comprises a light and airy entrance hall with a convenient downstairs WC, a bright and comfortable living room leading through to a useful dining room/second reception, and a modern kitchen/breakfast room with access to the rear garden.

To the first floor are three well-proportioned double bedrooms, all served by a modern fitted family bathroom suite.

Externally, the private rear garden has been thoughtfully designed with patio seating areas, artificial lawn and slate chippings and is enclosed by fenced boundaries and a stone wall, creating an attractive and low-maintenance outdoor space.

The garage has been partially converted to create a useful home office, complete with power, lighting and internet connection, while the remaining section provides valuable storage space.

To the front, the garden is laid to patio, with a driveway providing off-street parking for one vehicle.

Early viewing is highly recommended to fully appreciate the location, space and versatility this fantastic home has to offer.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
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@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

The front garden is laid to patio. Driveway providing off street parking for one vehicle. Access to the front part of the garage with up and over door. Side access gate leading to the rear garden and composite front entrance door providing access to:-

Entrance Hall

uPVC obscured floor to ceiling double glazed panel next to entrance door, wood effect vinyl flooring, radiator, stairs rising to the first floor landing, under-stairs storage cupboard, smoke alarm and doors to:-

Cloakroom

Low level WC, wash hand basin with mixer tap over and cupboard below, electric heater, uPVC obscured double glazed window to the front aspect and wood effect vinyl flooring.

Lounge

14'9 x 12'5 max (10'10 min) (4.50m x 3.78m max (3.30m min))

Large uPVC double glazed window to the front aspect, coved ceiling, radiator, television point, recess for fire with slate hearth and door to:-

Dining Room

12'4 x 12'4 max (10'9 min) (3.76m x 3.76m max (3.28m min))

Coved ceiling, uPVC double glazed window to the rear aspect, uPVC double glazed French doors providing access to the rear garden, radiator, wood effect vinyl flooring and door to:-

Kitchen/Breakfast Room

14'8 x 8'9 (4.47m x 2.67m)

A matching range of white gloss wall and base cupboard and drawers units with square edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Space and plumbing for washing machine, dishwasher, tumble dryer and fridge/freezer. Two uPVC double glazed windows to the rear and side aspect, uPVC obscured double glazed door providing access to the rear garden and wood effect vinyl flooring.

Landing

Loft access, smoke alarm and door to:-

Bedroom One

8'10 x 14'5 max (12'5 min) (2.69m x 4.39m max (3.78m min))

uPVC double glazed window to the rear aspect, radiator and recess for wardrobe.

Bedroom Two

12'5 x 9'6 (3.78m x 2.90m)

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

8'9 x 11'5 max (10'1 min) (2.67m x 3.48m max (3.07m min))

uPVC double glazed window to the rear aspect, radiator and recess for wardrobe.

Bathroom

A 'P' shaped bath with mixer tap, rainfall shower and additional shower

PROPERTY DESCRIPTION

attachment. Low level WC, vanity wash hand basin with mixer tap over and tiled splashbacks, radiator, two uPVC obscured double glazed window to the front aspect, storage cupboard and wood effect vinyl flooring.

Rear Garden

The rear garden has been thoughtfully designed with patio seating areas, artificial lawn and slate chippings and is enclosed by fenced boundaries and a stone wall, creating an attractive and low-maintenance outdoor space. Side access gate provides access to the front of the property and uPVC obscured double glazed door providing access to the home office.

Home Office

8'7 x 8'7 (2.62m x 2.62m)

uPVC obscured double glazed door into the home office, uPVC double glazed window to the side, power, lighting and internet connection.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- Mains drainage
- Council tax band D
- Super Fast Fibre Broadband available via City Fibre or Virgin Fibre

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

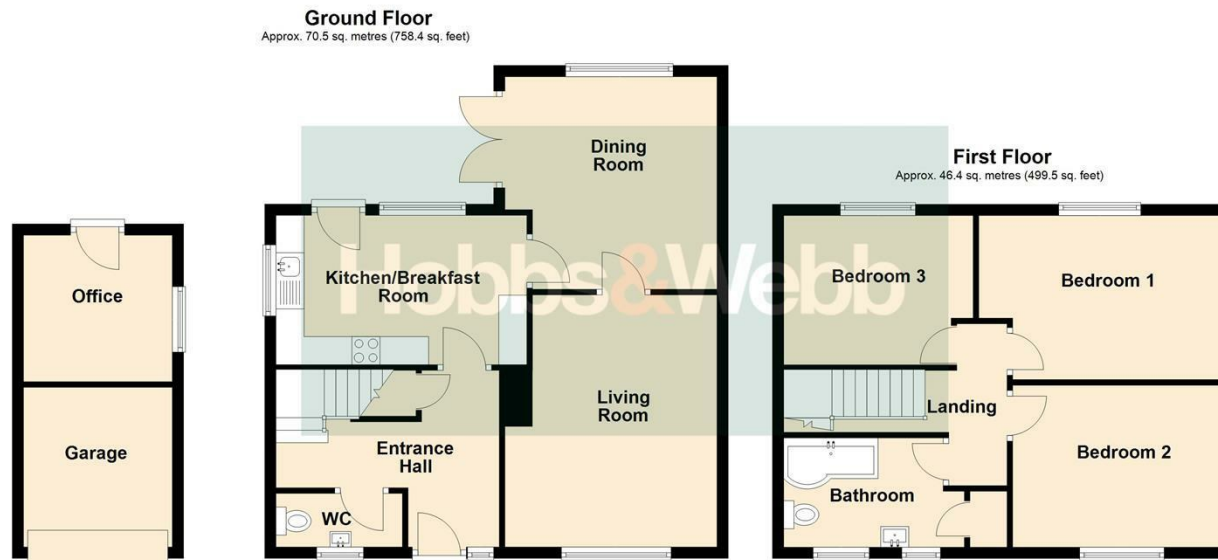
Flood Information:

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









Total area: approx. 116.9 sq. metres (1257.8 sq. feet)

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Plan produced using PlanUp.

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.