



Hobbs & Webb

THORNDALE CLOSE
Weston-super-Mare, BS22 8QD

Asking Price £350,000



Sold with no onward chain, set in this popular quiet cul de sac within Milton a deceptively spacious extended 3 double bedroom chalet property that will make an ideal family home. The property has flexible accommodation which is double glazed and has gas central heating, being arranged as an entrance hall leading to an inner hall / study or home office area, lounge, kitchen, breakfast / sitting room through to a dining room both overlooking the rear garden, there is also a good size double bedroom, further double bedroom and refitted shower room. On the first floor a landing area leading to the master bedroom suite with a large double bedroom through to a modern bathroom with a full suite including a free standing bath and a separate walk in shower cubicle. Outside front garden with a driveway providing parking for several vehicles leading to a garage workshop measuring 22'8" x 9'5" max (6.91m x 2.87m), the rear garden is mainly paved for ease of maintenance and offers a private area to sit, dine and relax. There is a part built garden room with power and water supply.

Local Authority

North Somerset Council Tax Band: C

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		
England & Wales	69	77
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

Upvc double glazed front door to.

Entrance Hall

2 recessed spot lights, Inset door mat.

Lounge

15'8" x 11'1" (4.78m x 3.38m)

Upvc double glazed window to the front, radiator, TV point, wired for 2 wall lights. electric coal effect fire with surround, further radiator with cover.

Bedroom 3

9'8" x 8'6" (2.95m x 2.59m)

Upvc double glazed window to the side , radiator.

Shower room

7'7" x 6'3" (2.31m x 1.91m)

3 spot lights, Upvc double glazed window, fitted with a white suite of pedestal wash hand basin with tiled splash back, vanity mirror with down lighter, walk in tiled shower cubicle with mains mixer shower with drencher head and separate hand held shower attachment, low level WC, chrome heated towel rail, timber effect flooring.

Kitchen

10'0" x 10'5" (3.05m x 3.18m)

Upvc double glazed window, fitted with a range of white high gloss units comprising 3 double wall and single wall cupboards, corner display unit and storage recess with lighting under, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further base cupboards and 2

sets of triple base drawers each with 2 deep pan drawers with roll edge work tops over with matching upstands, tiled surrounds, space for cooker with electric cooker point, space for American style fridge freezer, automatic plinth lighting, radiator, tiled floor, archway to.

Breakfast sitting area

9'1" x 8'8" (2.77m x 2.64m)

Velux sky light, 4 spot lights, radiator with cover, tiled floor double timber double glazed doors to the rear garden, access through to.

Dining room

12'6" x 8'5" (3.81m x 2.57m)

Velux sky light, Upvc double glazed window to the rear garden and Upvc double glazed picture window to the side over looking patio seating area, timber flooring, radiator, door to garage work shop.

Inner Hall study area

11'2" x 8'8" (3.40m x 2.64m)

Including stair well. 2 radiators, under stair storage area.

Bedroom 2

16'4" x 9'8" plus recess (4.98m x 2.95m plus recess)

Upvc double glazed window to the rear garden, radiator, TV point.

From the study / inner hall area , spindled balustraded half turn stair case to.

PROPERTY DESCRIPTION

First floor landing, home office area

10'5 " x 15'6 max x 7'3" to 10'9" max (3.18m " x 4.72m max x 2.21m to 3.28m max)

Sloping ceilings with Sky light, feature part leaded light and stain glazed window, radiator access to eaves storage.

Bedroom 1 master suite

23'7" max x 12'4" (7.19m max x 3.76m)

Upvc double glazed window to the rear, Velux sky light, wired for 2 wall lights, access to eaves storage and arch way to.

Ensuite bathroom

10'5" x 8'4" (3.18m x 2.54m)

Roof light, Upvc double glazed window, feature part leaded light and stain glazed window, extractor, 4 spot lights, part tiled walls, tiled double walk in shower cubicle with glazed screen with mains mixer shower with drencher head and separate hand held shower attachment, oval shaped free standing bath with free standing mixer tap with shower attachment, vanity wash hand basin with circular bowl with stone surround and mixer tap over and double cupboard under, low level WC, chrome heated towel rail, tiled floor.

Outside

The front garden has a driveway providing parking for 2 to 3 cars, area of lawn to the side, the driveway leads to a garage and workshop with outside security light, up and over door measuring 22'8" x 9'5" max (6.91m x 2.87m) high level windows, power and light Upvc double glazed windows to the kitchen and bathroom, wall mounted gas fired boiler providing hot water and

central heating, plumbing for a washing machine. The rear garden is private and enclosed with paved covered patio seating area accessed from the breakfast area, steps up to 2 further paved tiers, chipping stone bed, fig tree, and access to a part built home office garden room with access to power and water.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water Mains supply via Bristol Wessex water
- Heating Via gas central heating
- Sewerage Via Mains Drainage Bristol Wessex water
- Broadband Via fibre to the property
- Council tax band C

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

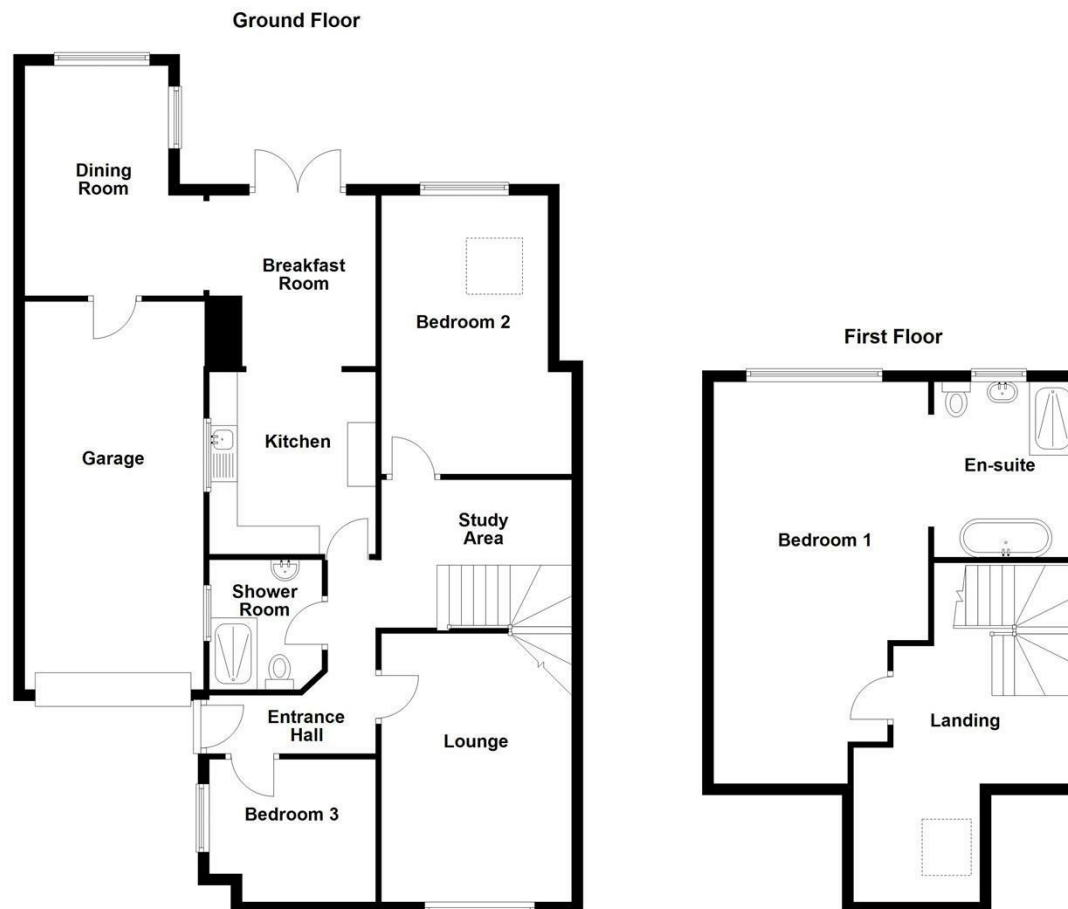
Flood Information:

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









Hobbs & Webb

01934 644664

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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.