



**Hobbs&Webb**

**DEVONSHIRE ROAD**  
Weston-Super-Mare, BS23 4EG

Price £325,000





Sold with no onward chain an extended detached house located in a convenient position within the ever popular level Southward area of Weston-super-Mare within easy reach of Broadoak Academy, Clarence Parks, the Sea front, local shops and the nearby High Street and train station. The property is Upvc double glazed and has gas central heating with a modern replacement boiler, approximately 1 year old and offers good sized reception room space with a lounge, separate dining room, 19'8" x 10'3" (5.99m x 3.12m) Kitchen breakfast room and a conservatory as well as a ground floor cloakroom. On the first floor 3 bedrooms, 2 doubles and a single as well as a modern fitted shower room. Outside a driveway providing parking for 3 cars, a garage and cottage style enclosed rear garden. Freehold.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			G
(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**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed door to.

## Entrance Porch

5'9" x 2'9" (1.75m x 0.84m)

Light, 2 Upvc double glazed windows, tiled floor, inner door and side windows to.

## Entrance Hall

Coved ceiling, double radiator, understairs storage area.

## Cloakroom

6'0" x 2'6" (1.83m x 0.76m)

Upvc double glazed window, white suite of low level WC and wash hand basin, timber clad walls to dado rail, timber effect flooring.

## Lounge

15'5" x 12'6" ay and recess (4.70m x 3.81m ay and recess)

Half glazed timber door from the hall, a dual aspect room with Upvc double glazed window to the side and Upvc double glazed bay window to the front, chimney breast with timber surround with marble inset and hearth, wired for 2 wall lights, double radiator.

## Dining Room

15'6" x 10'5" (4.72m x 3.18m)

Half glazed timber door form the hall, another dual aspect room with Upvc double glazed windows to the side and rear, coved ceiling, chimney breast with with surround with recess with brick arch, 2 radiators, dado rail, TV point.

## Kitchen / Breakfast room

19'8" x 10'3" (5.99m x 3.12m)

Coved ceiling, 8 spot lights, wall mounted Ideal gas fired replacement boiler approximately 1 year old, 2 Upvc double glazed windows to the side, Upvc double glazed door to the driveway, radiator. Fitted with leaded glass fronted display wall cupboard, 2 double cupboards and 2 open storage units, larder style cupboard, single bowl and sink tidy single drainer sink with mixer tap over and cupboard under. Further double and single base cupboards and drawers, triple base drawers with a deep pan drawer with roll edge work tops over forming part breakfast bar area, tiled wall surrounds, space for range style cooker with stainless steel splash back and stainless steel chimney extractor hood over, plumbing for washing machine, plumbing and space for a slimline dishwasher, space for a fridge freezer, tiled floor, radiator, double Upvc double glazed doors to.

## Upvc Conservatory

8'8" x 8'7" average (2.64m x 2.62m average)

Built of base wall construction with pitched polycarbonate roof, Upvc double glazed windows, Upvc double glazed to the side and Upvc double glazed double doors to the rear garden, power points, tiled effect flooring.

From the entrance hall half turn spindled balustraded staircase to.

## First floor landing

Upvc double glazed window to the side, dado rail, loft access.

# PROPERTY DESCRIPTION

## Bedroom 1

15'6" x 11'0" recess (4.72m x 3.35m recess)

A dual aspect room with Upvc double glazed windows to the front and side, coved ceiling, radiator, chimney breast, dado rail.

## Bedroom 2

10'5" x 9'2" (3.18m x 2.79m)

Coved ceiling, Upvc double glazed window to the side, dado rail, radiator.

## Bedroom 3

10'4" x 5'9" (3.15m x 1.75m)

Upvc double glazed window to the rear, dado rail, radiator.

## Shower Room

6'1" x 6'0" (1.85m x 1.83m)

Coved ceiling, Upvc double glazed window to the side, radiator, half tiled walls, vanity wash hand basin with mixer tap over with mosaic style tiled splash back, double cupboard under, triple drawers and further storage cupboard, low level WC, corner shower cubicle with curved sliding screen electric shower and shower back to the walls.

## Outside

Front garden laid to chipping stone bed with flower and shrub border part enclosed by brick walling, a concrete driveway provides parking for 3 cars with chipping stone beds to the side and further chipping stone bed leading to the garage which is of block construction under a pitch tiled roof. The garage measures 17'8" x 8'2" to 7'5" to piers (5.38m x 2.49m to 2.26m to piers) with

up and over door, power and light, storage in the roof pitch Upvc door to the conservatory and further Upvc door to the garden.

The rear garden is of a cottage style with private timber decked seating area, block paved and pea gravel paths, well stocked mature flower and shrub beds and borders further area of timber decking to a summer house 10'1" x 5'5" (3.07m x 1.65m), and being enclosed by local limestone walling and trellis with screens of shrubbery.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water supply 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





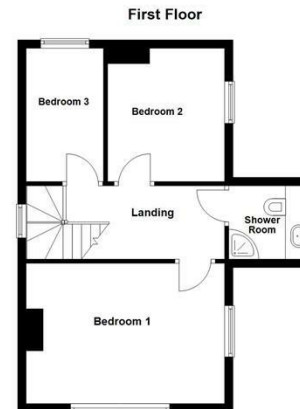
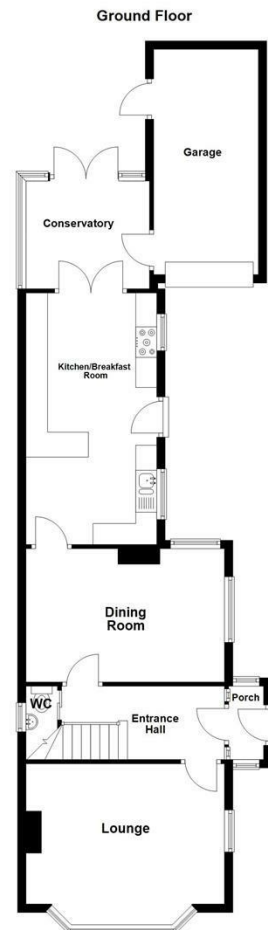












# Hobbs & Webb

## 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.