



**Hobbs & Webb**

**CORONDALE ROAD**  
Weston-Super-Mare, BS22 8PY

Price £260,000



Hobbs & Webb are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, ideally situated in a quiet residential area of Milton. Perfectly positioned within easy reach of the train station, local shops, playing fields and a range of everyday amenities, this fantastic home is ideal for families, first-time buyers and commuters alike.

The well-appointed accommodation briefly comprises a welcoming entrance hall, a bright lounge, and a stylish re-fitted kitchen/dining room, creating the perfect space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from attractive front and rear gardens, offering excellent outdoor space to enjoy throughout the year. A private driveway provides off-street parking and leads to a detached garage with power and lighting, offering additional storage or workshop potential. An early viewing is highly recommended to fully appreciate the quality, location and excellent accommodation this wonderful home has to offer.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

## Entrance Hall

uPVC obscured double glazed entrance door with side glazed unit, radiator, stairs rising to the first floor landing and door providing access to the lounge.

## Lounge

12'10 x 11'6 (3.91m x 3.51m)

uPVC double glazed window to the front aspect, radiator, television point, herringbone style laminate flooring and opening to the kitchen/diner.

## Kitchen/Diner

16'2 x 10'9 (4.93m x 3.28m)

A matching range of white shaker style wall and floor cupboard and drawer units with solid wood work surfaces and tiled splashbacks. Inset ceramic sink with mixer tap over. Four ring electric hob with oven below Space and plumbing for dishwasher and tall fridge/freezer. Concealed wall mounted 'Glow-worm' gas combi boiler, vertical radiator, downlights, under-stairs storage cupboard, uPVC double glazed door providing access to the driveway, uPVC double glazed window to the side aspect, herringbone style laminate flooring and uPVC double glazed French doors providing access to the rear garden.

## Landing

uPVC double glazed window to the side aspect, loft access and doors to the bedrooms and bathroom.

## Bedroom One

11'4 x 9'4 (3.45m x 2.84m)

uPVC double glazed window to the front aspect and radiator.

## Bedroom Two

10'9 x 9'6 (3.28m x 2.90m)

uPVC double glazed window to the rear aspect, coved ceiling and radiator.

## Bedroom Three

8'5 x 6'5 (2.57m x 1.96m)

uPVC double glazed window to the front aspect and radiator.

## Bathroom

uPVC obscured double glazed window to the rear aspect, panelled bath with electric 'Triton' shower over, pedestal wash hand basin with twin taps over, low level WC, partially tiled walls, radiator and mosaic tiled effect vinyl flooring.

## Front Garden & Driveway

The front garden is laid to lawn with stepping stones leading to the entrance door. Adjacent to the garden is a driveway with five bar wooden gate providing off street parking for two/three vehicles.

## Rear Garden

The rear garden laid to lawn and bark chipping with fencing to each side.

## Garage

17'1 x 8'7 (5.21m x 2.62m)

Up and over door, power, lighting and space and plumbing for washing machine and tumble dryer.

## Agent Note

The land is subject to a perpetual yearly rent charge of £6.00.

# PROPERTY DESCRIPTION

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

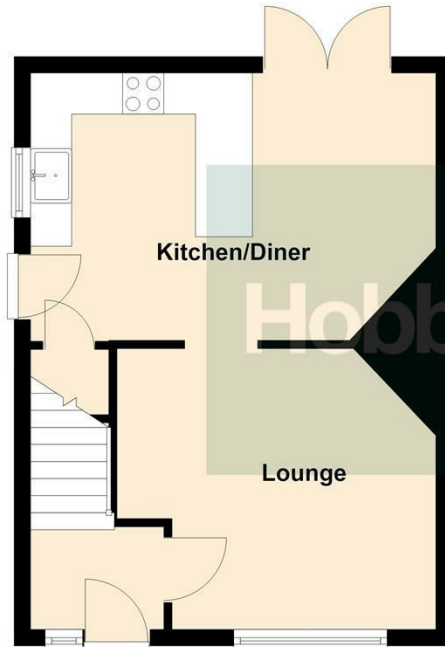






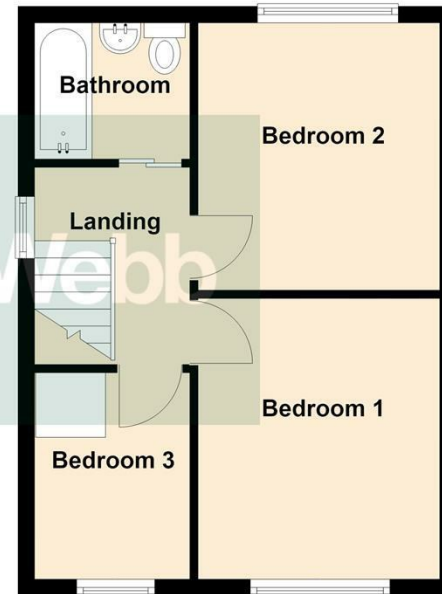
### Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)

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# 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.