

Hobbs&Webb

CLARENDON ROAD

Weston-Super-Mare, BS23 3EF

Price £300,000

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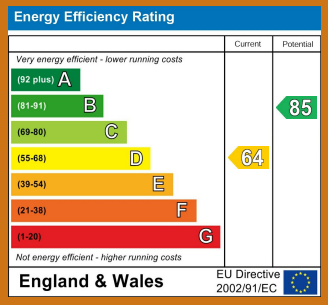
Ideally located within a short level walk of the town centre, train station, High Street and Sea front of Weston-super-Mare, a older style semi detached house. The property has off road parking to the front with a shared access lane to the rear garden which is enclosed, southerly facing and has a useful insulated storage / work shop with power and light, measuring 14'0" x 9'0" (4.27m x 2.74m). The accommodation which is double glazed and has gas central heating has an entrance hall, cloakroom, lounge with open fire to the front and a semi open plan kitchen / dining room to the rear which in turn leads to a utility area. On the first floor 3 bedrooms and a bathroom, there is also a useful boarded loft room with scope to create a further bedroom subject to the necessary planning and building regulations.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Timber part leaded light glazed front door and top light to.

Entrance Hall

Inset door mat, radiator, timber effect flooring, under stair storage cupboard.

Cloakroom

White suite of wash hand basin with splash back, low level W.C., Upvc obscure double glazed window to side, timber effect flooring.

Lounge

15'11" bay x 11'8" to 10'8" to chimney breast (4.85m bay x 3.56m to 3.25m to chimney breast)

Upvc double glazed window to front, 2 radiators, chimney breast with open fire with tiled inset and timber surround, timber effect flooring, T.V. point.

Kitchen / Diner

17'4" x 13'4" to 9'11" recess's (5.28m x 4.06m to 3.02m recess's)

Dining area with shelved recess and further recess with built in double cupboard. picture rail, Upvc double glazed double doors to the rear garden, radiator, timber effect flooring.

Kitchen area with Upvc double glazed window to side, fitted with a range of units comprising single and corner wall cupboard, in and out larder unit, single drainer single bowl and sink tidy sink with mixer tap over, double cupboard under, corner base cupboard, storage recess with wicker baskets, further single base cupboard, 2 deep pan drawers, 4 base drawer unit, timber work surrounds, integrated dishwasher, space for range with splash back and chimney extractor hood and light, timber effect flooring archway to.

Utility area

9'6" x 4'9" (2.90m x 1.45m)

3 Spot lights, double and single wall cupboard, larder style unit, timber work top, plumbing for washing machine, space for a tumble drier and fridge freezer, Upvc double glazed door to the rear garden.

From the entrance Hall Spindled balustraded stair case with window to side to first floor landing.

Bedroom 1

15'10" bay x 9'10" to 9'5" to chimney breast (4.83m bay x 3.00m to 2.87m to chimney breast)

Upvc double glazed bay window to front, built in double wardrobe 2 radiators.

Bedroom 2

13'6" x 9'5" to 9'0" chimney breast (4.11m x 2.87m to 2.74m chimney breast)

Upvc double glazed window to rear, picture rail, radiator, chimney breast with recess with tiled surround, exposed timber floor boards, T.V. point.

Bedroom 3

9'10" x 8'0" (3.00m x 2.44m)

Upvc double glazed window to front, picture rail, radiator , exposed floor boards.

Bathroom

8'6" x 7'9" (2.59m x 2.36m)

2 Upvc double glazed windows to rear, coved ceiling, extractor, chrome heated

PROPERTY DESCRIPTION

towel rail. Fitted with a white suite of low level W.C., shaped panelled bath with tiled splash back and Victorian style mixer tap with shower attachment, wash hand basin with mixer tap and splash back. Corner shower enclosure with sliding doors, built in radio, spot light, drencher head, spa jets and separate hand held shower attachment, timber effect flooring.

From the first floor landing paddle stairway to.

Loft Room

19'3" x 15'0" including stairwell plus eaves (5.87m x 4.57m including stairwell plus eaves)

The loft has been boarded has a double glazed sky light and power and light and would suit conversion into further accommodation subject to the required planning permissions and building regulations.

Outside

The kerb has been dropped allowing access to the front garden which is arranged as a driveway laid to chippings with concrete path and shrub border to the side. A shared access lane shared with 4 properties allows access via a pedestrian gate to the rear garden. The rear garden is southerly facing enclosed by timber fencing and is laid to paved patio, artificial grass with flower and shrub borders with outside light and tap. Storage shed / workshop 14'0" x 9'0" (4.27m x 2.74m) with insulated walls, ceiling and floors, with power and light, single door to front and double doors to side and windows overlooking the garden, further smaller storage shed.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric, supply
- Water mains supply 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



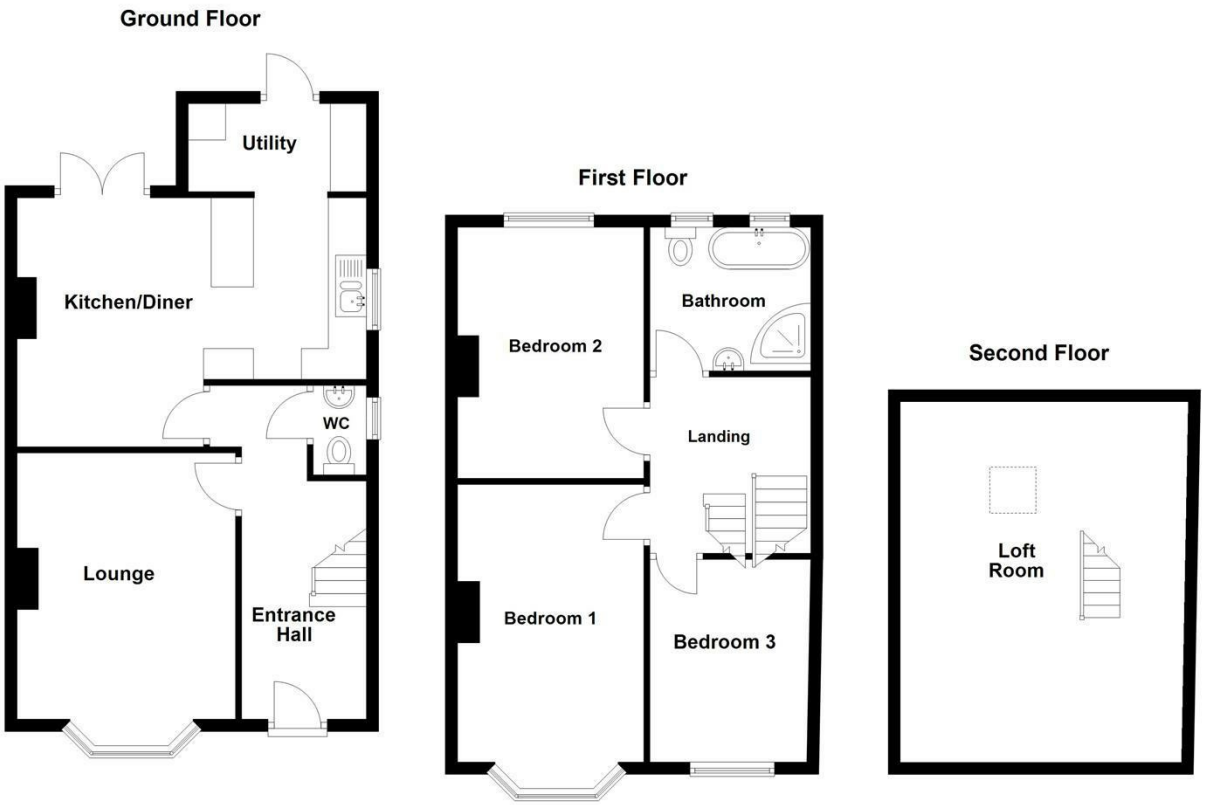



PANTRY PRIDE
LAUNDRY SERVICE


JOHNS




FISH 'N' CHIPS
Burgers
Hungry!!
STRAWBERRIES
& CREAM
Butter



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Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.