Hobbs&Webb

OXFORD SQUARE

Weston-Super-Mare, BS24 7DR

Price £235,000

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Hobbs & Webb are delighted to present this spacious and well-maintained semi-detached home, ideally located within the sought-after Flowerdown Park development.

This attractive property offers generous and well-proportioned accommodation throughout. The welcoming entrance hall leads to a bright and airy 19ft kitchen/diner, providing an ideal space for family meals and entertaining. The comfortable lounge offers a relaxing environment, perfect for unwinding at the end of the day.

Upstairs, the property features two good-sized double bedrooms, a family bathroom, and a separate WC, offering convenience for modern living.

Outside, the north-westerly facing rear garden provides an excellent outdoor space for families to enjoy, with ample room for children to play or for hosting summer gatherings. A useful storage shed (14ft x 7ft) offers practical space for garden tools, bicycles, or additional storage needs.

To the side of the property is a lawned area, alongside two allocated parking spaces, ensuring convenient off-road parking.

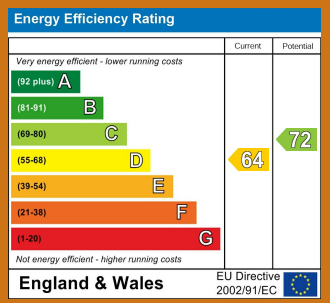
Combining comfortable living space, a generous garden, and a popular residential location, this property makes an ideal first home or investment opportunity.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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

01934 644664

info@hobbsandwebb.co.uk

PROPERTY DESCRIPTION

Entrance Hall

Entrance door, uPVC obscured double glazed unit to the side, stairs rising to the first floor landing, wood effect laminate flooring, storage cupboard, uPVC obscured double glazed door to the rear garden and doors to the lounge and kitchen/diner.

Kitchen/Diner

19'0 x 8'4 (5.79m x 2.54m)

A matching range of wall and base cupboards with rolled edge work surfaces and tiled splashbacks. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with oven below and extractor hood over. Space and plumbing for washing machine, dishwasher and tumble dryer. Cupboard housing gas combi boiler. Radiator, wood effect laminate flooring and uPVC double glazed windows to the front and rear aspects.

Lounge

14'9 x 10'9 (4.50m x 3.28m)

uPVC double glazed windows to the front and rear aspects, radiator, television point and wood effect laminate flooring.

Landing

uPVC double glazed window to the rear aspect, cupboard with shelving and doors to the bedrooms, bathroom and WC.

Bedroom One

14'10 x 11'0 (4.52m x 3.35m)

uPVC double glazed window to the front aspect, radiator, television point, built in wardrobe and loft access.

Bedroom Two

12'9 x 11'5 (3.89m x 3.48m)

uPVC double glazed window to the front aspect, radiator and built in wardrobe.

Bathroom

Panelled bath with mixer tap and electic 'Triton' shower, wash hand basin with twin taps over, partially tiled walls, uPVC obscured double glazed window to the rear aspect and tiled flooring.

WC

Low level WC and uPVC obscured double glazed window to the rear aspect.

Rear Garden

Enjoying a north-westerly aspect and fully fenced to each side. Predominately laid to lawn. Outside tap. Store room attached to the house measuring 14'1 x 7'5 (4.29m x 2.26m) with power and lighting. Side access gate leading to additional section of lawn.

Allocated Parking

There are two allocated parking spaces.

Tenure & Maintenance Fee

We understand the property is freehold tenure. The seller advises us that there is a maintenance fee of £41.44 per month for the upkeep of the communal green areas.

PROPERTY DESCRIPTION

Agent Note

We understand from the sellers that bats have been identified as nesting within the loft space of the property. Bats and their roosts are protected under UK law, and as such, any works to the roof or loft area may be subject to legal restrictions and require appropriate advice or licensing from Natural England or a qualified ecologist. Prospective purchasers are advised to make their own enquiries prior to exchange of contracts.

Material Information.

Additional information not previously mentioned

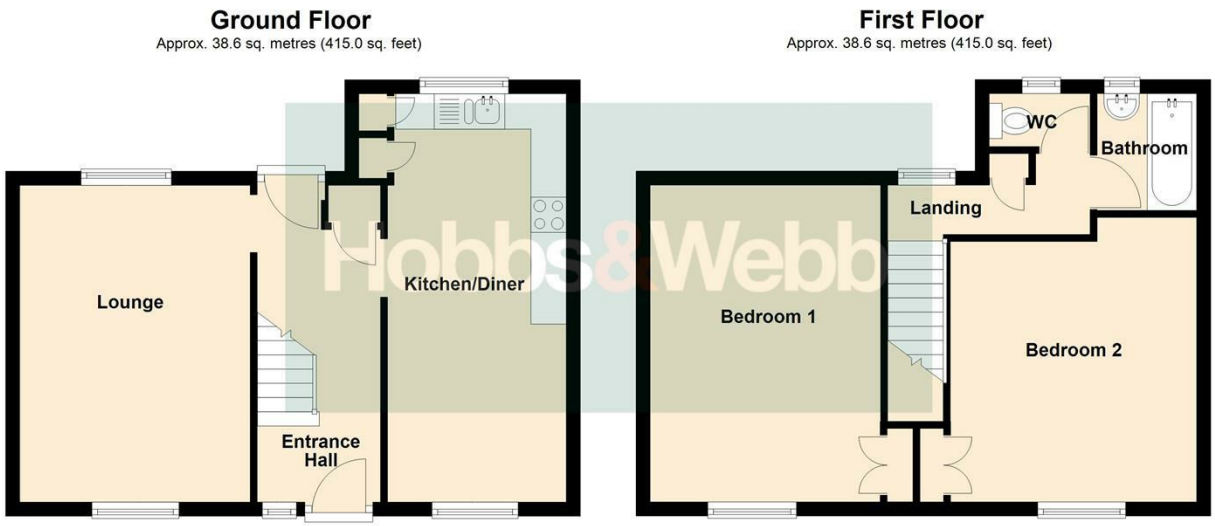
- Mains electric, gas and water
- Not water metered
- Gas central heating
- Mains drainage
- Council tax band B
- Bats nested in the loft

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

BREAD
SAMSUNG
FRESH E

HOLLISTER



Total area: approx. 77.1 sq. metres (829.9 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.