



Hobbs & Webb

NUTWELL SQUARE
Weston-Super-Mare, BS22 6ES

Price £239,950



Great first time purchase. A modern end of terraced house located in a quiet cul de sac just off of Worle High Street ideally located for local shops, Worle train station, the nearby junction 21 of the M5 motorway as well as a wide range of other local facilities. The property has Upvc double glazed timber effect windows and gas central heating with a modern replacement boiler with an entrance hall leading to a lounge, a good size kitchen / diner overlooking the rear garden, on the first floor 2 bedrooms and a bathroom with a modern white suite. Outside front garden with a driveway to the side providing off street parking and leading to a garage providing further parking and useful storage. The rear garden is real feature of the property being a good size, measuring approximately 45'0" x 21'0" (13.72m x 6.40m) offering the perfect place to relax and dine.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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



PROPERTY DESCRIPTION

Upvc double glazed door to.

Hall

radiator, telephone point, door to.

Lounge

15'7" x13'9" including stair well (4.75m x4.19m including stair well)

Coved ceiling, Upvc double glazed window to the front, TV & telephone points, radiator, archway to.

Kitchen / diner

13'1" x 7'4" (3.99m x 2.24m)

8 Spot lights, Upvc double glazed window over looking the rear garden, half glazed door to the garden. The kitchen is fitted with a range of white high gloss units comprising 3 single and corner wall cupboards, single bowl single drainer sink with mixer tap over and double cupboard under, further base cupboards and drawers with timber roll edge work tops over with tiled wall surrounds. Integrated 4 ring stainless steel with extractor hood over and glass splash back, , integrated electric oven, space for fridge freezer, timber effect laminate flooring.

From the entrance hall staircase rising to.

First floor landing

Loft access.

Bedroom1

13'3" max to 9'8" x 12'7" (4.04m max to 2.95m x 3.84m)

Upvc double glazed window to the front, radiator, overs stairs storage cupboard.

Bedroom 2

10'2" x 6'7" (3.10m x 2.01m)

Upvc double glazed window to the rear, radiator.

Bathroom

6'8" 5'9" (2.03m 1.75m)

Fitted with a modern white suite of panelled bath with mixer tap and electric shower over with glazed screen, wash hand basin with mixer tap over, electric shaver socket, low level WC, tiled wall surrounds, chrome heated towel rail. tiled floor.

Outside

Front garden laid to paved pathway, chipping stone bed with shrub, driveway to the side providing off road parking and leading to a garage measuring 16'9" x 8'2" to 7'8" to pier (5.11m x 2.49m to 2.34m to pier) with up and over door, power and light, plumbing for a washing machine, wall mounted boiler providing hot water and central heating, storage in the roof pitch, half glazed timber door to the rear garden.

The rear garden is a real feature of the property being of a good size measuring measuring approximately 45'0" x 21'0"(13.72m x 6.40m) enclosed by timber fencing and laid to paved patio with outside tap, level lawn with chipping stone and shrub borders leading to a further patio area offering the

PROPERTY DESCRIPTION

perfect place to relax and dine.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Council tax Band B North Somerset Council
- Mains electric supply
- Water Mains supply Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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







Ground Floor



First Floor



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.