



**Hobbs & Webb**

**TOTTERDOWN ROAD**

Weston-super-Mare, BS23 4LN

Asking Price £340,000



Hobbs & Webb are delighted to offer to the market this well presented and spacious 1930s three double bedroom semi-detached family home, set on a generous plot and perfectly positioned within the ever-popular South Ward area of Weston-super-Mare. Ideally suited to families and commuters alike, the property enjoys excellent access to the seafront, town centre, parks, highly regarded schools, commuter links and a wide range of local amenities.

The accommodation extends to over 1,100 sq ft and is thoughtfully arranged, featuring parquet flooring throughout much of the ground floor and well-proportioned living spaces. The welcoming entrance hallway leads to a spacious living room with a bay window and character fireplace, while a separate dining room benefits from French doors opening directly onto the rear garden, creating an ideal space for entertaining. The modern fitted kitchen is well equipped and includes a breakfast bar, complemented by a convenient downstairs WC.

To the first floor are three generous double bedrooms, along with a family bathroom and a separate WC. Externally, the property continues to impress with a private and well-sized rear garden featuring a patio area, perfect for outdoor dining and relaxation. Further benefits include a driveway providing ample off-road parking and a garage with power and lighting.

Located within one of Weston's most sought-after residential areas, this attractive 1930s home combines space, character and convenience, making it an excellent opportunity for those seeking a long-term family residence.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

## Front Garden & Driveway

Accessed via iron gates and laid to stone chippings. Driveway providing off street parking and access to the garage. Wooden gate providing access to rear garden. Double glazed uPVC front door leading into:-

## Entrance Porch

uPVC window window to the front aspect and door leading into;

## Entrance Hall

Coved ceiling, radiator, parquet flooring, telephone point, smoke alarm, understairs storage cupboard, stairs rising to first floor landing and doors to the cloakroom, lounge, dining room and kitchen/breakfast room.

## Cloakroom

Internal obscure double glazed uPVC window. W.C. Wash hand basin.

## Lounge

15'2 x 11'9 (4.62m x 3.58m)

Coved ceiling, uPVC double glazed bay window to the front aspect, parquet flooring, feature fireplace with coal effect gas fire, stone surround and wooden mantle. two wall lights and radiator.

## Dining Room

13'2 x 10'5 (4.01m x 3.18m)

Coved ceiling, uPVC double glazed French doors providing access to the rear garden, parquet flooring, feature fireplace with coal effect gas fire, stone surround and hearth and radiator.

## Kitchen/Breakfast Room

20'0 x 7'9 (6.10m x 2.36m)

A range of matching wall and base cupboard and drawers units with worktops over. Inset ceramic 1 1/2 bowl sink and drainer unit with mixer tap. Four ring gas hob with oven below and extractor over. Space for fridge/freezer, space and plumbing for washing machine, Integrated dishwasher, radiator, uPVC double glazed windows to the side and rear aspect, uPVC double glazed door to driveway and wood effect laminate flooring.

## Landing

uPVC double glazed window to the front aspect, loft access, useful storage cupboard, radiator and doors leading to the bedrooms, bathroom & WC.

## Bedroom One

13'9 x 11'9 (4.19m x 3.58m)

Coved ceiling, uPVC double glazed window to the front aspect and radiator.

## Bedroom Two

13'3 x 10'5 (4.04m x 3.18m)

Coved ceiling, uPVC double glazed window to the rear aspect, radiator and built in wardrobe.

## Bedroom Three

8'8 x 7'8 (2.64m x 2.34m)

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

# PROPERTY DESCRIPTION

## Bathroom

6'0 x 4'8 (1.83m x 1.42m)

Panel bath with shower over, wash hand basin with vanity unit below, radiator, uPVC obscured double glazed window to the side aspect and wood effect flooring

## W.C

Low level WC, tiled walls, uPVC double glazed window to the side aspect and wood effect flooring.

## Rear Garden

A landscaped garden laid to patio and lawn with fencing boundaries. Side access gate to the driveway.

## Garage

Up and over door, uPVC double glazed window to the side aspect, power and lighting.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas & water
- Gas central heating
- Mains drainage
- 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](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)

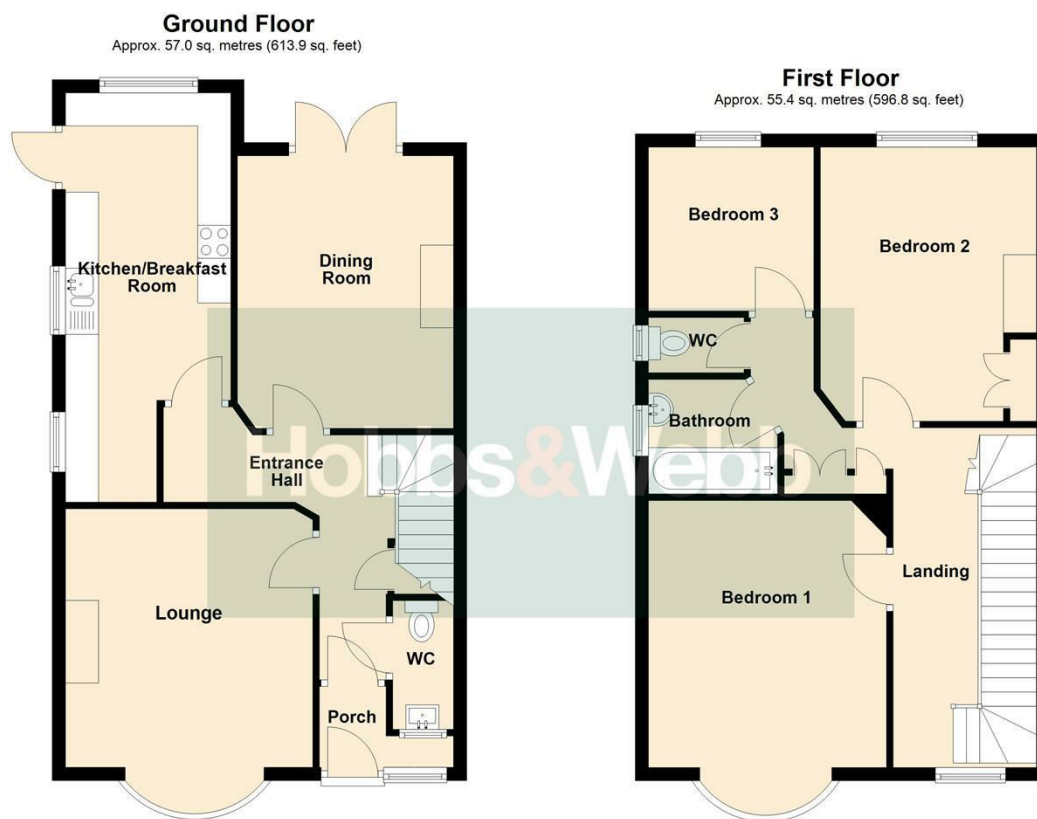
Flood Information:

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









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.

# 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.