



**Hobbs&Webb**

**BROMPTON ROAD**  
Weston-Super-Mare, BS24 9BX

Price £215,000



Sold with no onward chain the perfect opportunity to acquire your first home or would equally make a great buy to let investment property. The Property is ideally located for Weston general hospital and the Loxton Road campus of Weston college as well as local shops and schools whilst the nearby town centre and sea front are within easy reach. The property is double glazed and has gas central heating with the accommodation comprising an entrance hall, kitchen with modern units, good size lounge diner leading to a sun room. as well as a useful rear porch. On the first floor 3 bedrooms, bathroom and separate toilet. Outside front and enclosed westerly facing rear garden thus attracting a good deal of sunshine.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>90</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>74</b> |           |
| (55-68) <b>D</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

## Open Storm porch

Upvc double glazed door and side panel to.

## Entrance Hall

Wall light, radiator, dado rail, under stair storage cupboard.

## Kitchen

11'7" x 7'0" (3.53m x 2.13m)

Upvc double glazed window to the front, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with a modern range of grey coloured units comprising 2 double and 3 single wall cupboards, corner display unit, single bowl single drainer sink with double cupboard under further double and single base cupboards, set of triple base drawers with 2 deep pan drawers with roll edge work tops over, tiled wall surrounds, space and plumbing for a washing machine, space for cooker with gas and electric cooker points, timber effect flooring.

## Lounge / diner

14'6" x 11'9" (4.42m x 3.58m )

Fire place with recess with timber surround with marble style inset and hearth, double radiator, telephone point, double glazed sliding patio doors to.

## Sun Room

10'1" x 7'1" (3.07m x 2.16m)

Polycarbonate roof, timber single glazed window and half glazed timber double doors to the rear garden, radiator.

## Rear Hall

5'9" 4 '1" (1.75m 1.22m '0.30m)

Would suit utility room, Upvc double glazed door and side panel to the rear garden.

Fron the entrance hall stair case rising to.

## Split level first floor landing

Dado rail, loft access.

## Separate Toilet

Upvc double glazed window, low level WC, timber panelled walls to dado rail, radiator.

## Bathroom

Upvc double glazed window, fitted with a white suite of panelled bath with electric shower over, glazed screen, pedestal wash hand basin, tiled wall surrounds, radiator.

## Bedroom 1

12'4" x 10'8" (3.76m x 3.25m)

Upvc double glazed window to the rear, radiator, dado rail.

## Bedroom 2

10'3" x 9'1" (3.12m x 2.77m)

Upvc double glazed window to the front, radiator.

## Bedroom 3

9'4" x 7'32 (2.84m x 2.13m)

Including stair riser, Upvc double glazed window to the rear, radiator, dado rail.

# PROPERTY DESCRIPTION

## Outside

Front garden with path to the front door with level lawn to the side, enclosed by low level timber fencing. The rear garden measures approx. 30'0" x 20'0" feet (9.14m x 6.10m) is enclosed by timber fencing, laid to paving slabs and concrete is westerly facing thus providing a sunny place to relax and dine, raised flower border with brick walling, further border, timber pedestrian gate allowing rear access.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Council tax band B North Somerset
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

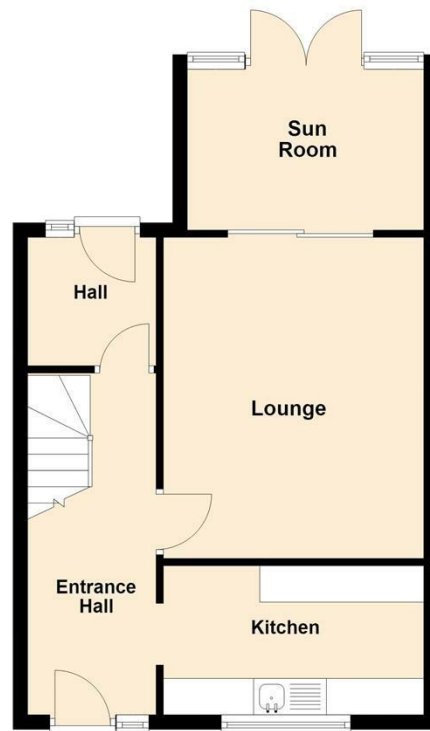






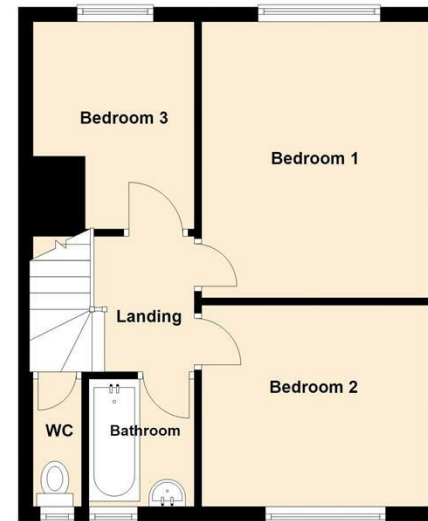
### Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 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.

# Hobbs & Webb

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### 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.