Hobbs&Webb

LONSDALE AVENUE

Weston-Super-Mare, BS23 3SG

Price £188,000

2 1 1

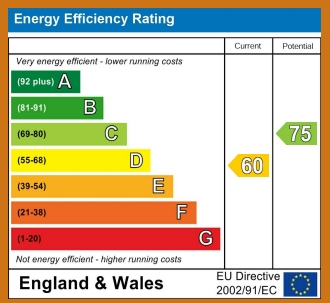
A fantastic first time purchase or buy to let investment property located in a level convenient position for local facilities and the nearby town centre and sea front of Weston-super-Mare. The property is set in a good size plot with a 60 foot (18 metre) rear garden ideal for children to play, budding gardens or an area to relax and dine. The accommodation which is Upvc double glazed and gas centrally heated comprises an entrance hall to a lounge and a kitchen diner overlooking the rear garden. On the first floor 2 double bedrooms and a bathroom. As well as the rear garden there is a front garden which could be used to create parking subject to any required planning consents.

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

Upvc double glazed front door to.

Entrance Hall

Upvc double glazed window, door to

Lounge

12'4" x 11'4" max (3.76m x 3.45m max)

Upvc double glazed window to the front, chimney breast with electric fire with inset and hearth and timber surround, TV and telephone point, understair storage cupboard with Upvc double glazed window, door to

Kitchen / diner

15'7" x 7'9" (4.75m x 2.36m)

2 Upvc double glazed windows, extractor, radiator, composite half glazed back door to the rear garden. The kitchen is fitted with maple effect units comprising double and 3 single wall cupboards, single bowl single drainer sink with cupboard under further double and single base cupboards and drawers with roll edge work tops over with tiled wall surrounds, Space and plumbing for a washing machine and slim line dishwasher, space for cooker with gas and electric cooker points, space for a fridge freezer, timber effect flooring.

From the entrance hall staircase rising to

First floor landing

Upvc double glazed window, airing cupboard part shelved and housing gas fired boiler providing hot water and central heating.

Bedroom 1

11'3" x 9'3 plus recss and walk in wardrobe (3.43m x 2.82m plus recss and walk in wardrobe)

Upvc double glazed window to the front, 2 shelved recess, base and wall storage cupboards, radiator, door to walk in wardrobe 7'3" x 4'0" (2.21m x 1.22m)

Bedroom 2

10'1"to 8'0" x 7'9" (3.07mto 2.44m x 2.36m)

Upvc double glazed window overlooking the rear garden, radiator.

Bathroom

7'9" x 5'1" plus recess (2.36m x 1.55m plus recess)

Upvc double glazed window, radiator, fitted with a white suite of a P shaped bath with mixer tap and mains mixer shower unit over, curved screen, low level WC, vanity wash hand basin with cupboard below, fully tiled walls, tiled effect flooring.

Outside

The front garden is enclosed by brick walling is laid to chippings and would suit off street parking if desired and subject to necessary planning consents. Path to the side of the property leading to the rear garden through a timber pedestrian gate. The rear garden is a real feature of the property being approx. 60'0" x 20'0" (18.29m x6.10m), backing onto school playing fields, predominately enclosed by timber fencing laid to a paved patio seating area with outside tap, central path with 2 areas of level lawn, bark borders and bed, timber garden shed 9'8" x 3'6" (2.95m x 1.07m).

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Tenure

Freehold

Material Information.

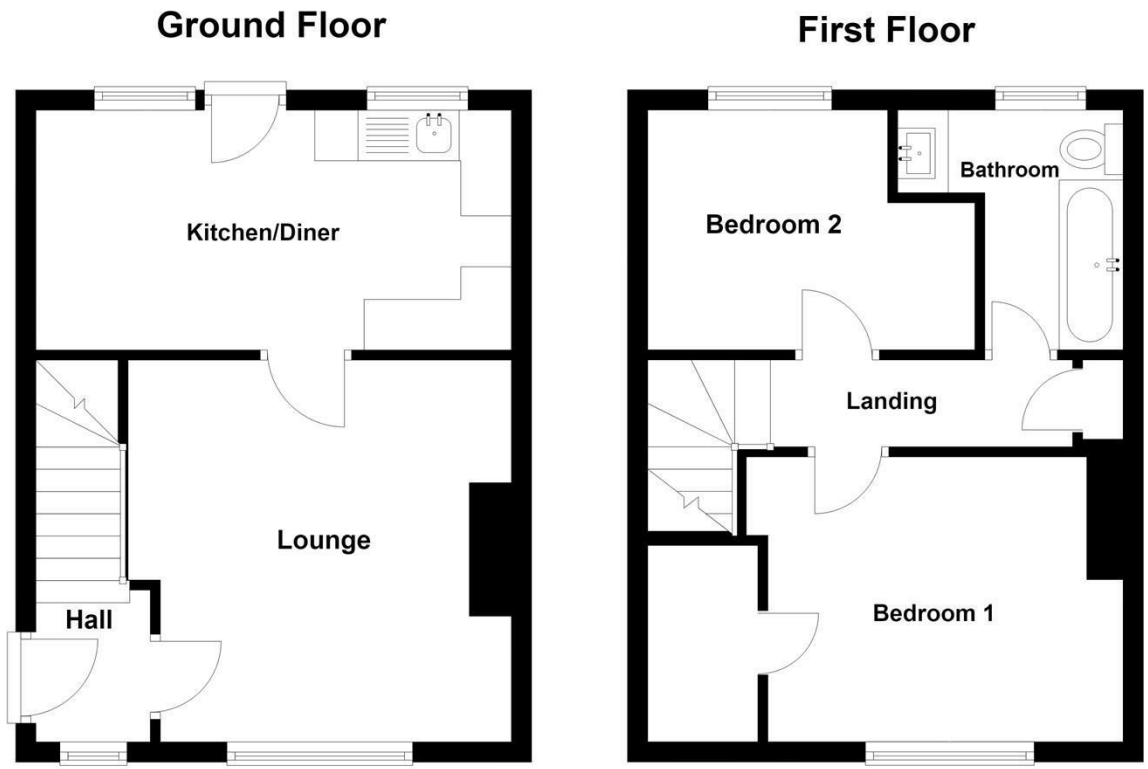
Additional information not previously mentioned

- Council tax band B North Somerset council
- Mains electric supply
- Water Main 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

Elizabeth
Happy Birthday
2018



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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.