Hobbs&Webb

ST. JOHNS CLOSE

Weston-Super-Mare, BS23 2LP

Price £525,000

4 2 2

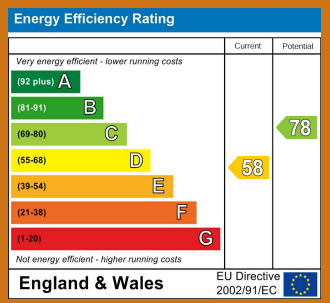
THE ORIGINAL TARDIS. NO ONWARD CHAIN Approximately 2500 square feet, a deceptively spacious detached chalet bungalow, located in this sought after Weston-super-Mare cul de sac on the lower southerly facing slopes above Grove Park, affording southerly views over the town to Uphill Hill and church. The property which will suit a variety of purchasers is within walking distance of Weston town centre, high street, sea front and train station as well as local schools and other facilities. The flexible accommodation which is Upvc double glazed and has gas central heating with a replacement boiler comprises an entrance hall, Lounge, dining room, modern kitchen and utility room, an inner hallway leads to 2 double bedrooms one with dressing area and a downstairs refitted shower room. On the first floor 2 further double bedrooms and a further shower room. Outside the property is set in a good size plot with front gardens with a driveway providing parking for several cars to a garage, and private enclosed rear garden.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

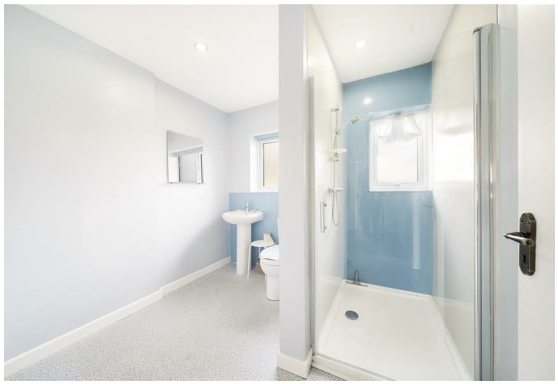
EPC Rating: D



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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Open Porch

Double timber glazed doors to.

Entrance Porch

6'7" x 3'2" (2.01m x 0.97m)

Light, tiled floor, inner half glazed timber door and side panels to.

Entrance Hall

Radiator, timber flooring, telephone point.

Sitting room

14'9" x 14'9" (4.50m x 4.50m)

Upvc double glazed window with views over the town to Uphill Hill and church, radiator.

Lounge dining room

20'1 x 12'3" (6.12m x 3.73m)

Upvc double glazed window to the front with views over the town to Uphill Hill and Church, further Upvc double glazed window to the east aspect and 3 Upvc double glazed windows with a west aspect, 2 vertical designer radiators, timber effect flooring, archway through to.

Kitchen

12'3" x 11'3" (3.73m x 3.43m)

Upvc double glazed window to the side, fitted with a modern range of units comprising double and single wall cupboards, shelved in and out larder unit, one and a half bowl single drainer sink with mixer tap over and cupboard under, further single and corner base cupboards, 2 large deep pan drawers, triple drawers with a deep pan drawer and double drawer unit with further deep pan drawer, recycling drawer with work tops over. Plumbing for a dishwasher, 4 ring gas hob with glass splashback and modern extractor hood over, integrated double oven timber effect flooring.

Utility room

12'33" x 9'7" (3.66m x 2.92m)

6 bar spot light, Upvc double glazed window to the rear, fitted with a single bowl single drainer sink with mixer tap over and double cupboard under, triple base drawers with 2 deep pan drawers, 2 further double base cupboards with work tops over, larder style cupboard housing modern replacement gas fired boiler, plumbing for a washing machine, radiator, timber effect flooring. Access to a walk in pantry 5'1" x 2'8" (1.55m x 0.81m) part shelved with Upvc double glazed window and light. Further door to.

Rear Porch

Built in shelved storage cupboard, door to side and further door to.

Shower room

5'1" x 2'7" (1.55m x 0.79m)

Fully tiled walls mains mixer shower unit, radiator.

Inner Hall

Timber effect flooring, shelved under stair storage cupboard

Bedroom 1

17'4" x 10'3" (5.28m x 3.12m)

Dressing area 10'4" x 7'9" (3.15m x 2.36m) including double built in wardrobes providing shelving and hanging space and over head storage cupboards, radiator and leading to main bedroom area with Upvc double glazed window to the rear garden and radiator.

Bedroom 2

14'3" bay x 10'4" (4.34m bay x 3.15m)

Upvc double glazed window, vanity wash hand basin with mixer tap over with glass splash back and double cupboard under, built in cupboard with sliding doors, radiator.

PROPERTY DESCRIPTION

Shower room

8'4" x 7'8" overall (2.54m x 2.34m overall)

Refitted with a white suite of wash hand basin with mixer tap over, low level WC, shower cubicle with shower back to the walls with mains mixer shower unit, 2 Upvc double glazed windows, heated towel rail.

From the entrance hall, staircase rising to.

First floor landing

Upvc double glazed window, built in storage cupboard.

Bedroom 3

16'3" x 16'4" bay (4.95m x 4.98m bay)

Upvc double glazed bay window affording views over the town to Uphill Hill and Church and the Quantock hills, further Uvc double glazed window to side east aspect, built in double and single wardrobes, radiator, telephone point.

Bedroom 4

16'2" x 10'6" (4.93m x 3.20m)

Upvc double glazed window to the side, radiator, built in wardrobe access to eaves storage space with light.

Shower room

6'6" x 5'4" (1.98m x 1.63m)

Upvc double glazed window to the rear, refitted with a white suite of vanity wash hand basin with mixer tap over and double cupboard under, low level WC, one and a half size shower cubicle with shower back to the walls, sliding screen and electric shower.

Outside

The property is set in a good size plot with the a driveway providing off road parking for 4 to 5 cars, the remainder of the front garden is predominantly laid to 2 tiers of level lawn with mature well stocked flower and shrub beds and borders and is enclosed by block walling and timber fencing. The driveway leads to a garage measuring 20'8" x 11'5" narrowing to 10'8" to brick pier (6.30m x 3.48m narrowing to 3.25m to brick pier) with up and over door, light and power, to the west side of the property also accessed from the rear porch there is a covered walkway / storage area with glazed roof and windows to the side and rear with power and light and door leading to the rear garden. The rear garden is private and enclosed by timber fencing offering the perfect area to relax and dine, measures approximately 70'0" x 55'0" (21.34m x 16.76m) has lower seating terrace with outside light, paved steps to further paved seating area, paved path and areas of lawn and flower and shrub beds and borders, mature magnolia tree, timber garden shed.

Tenure

Freehold

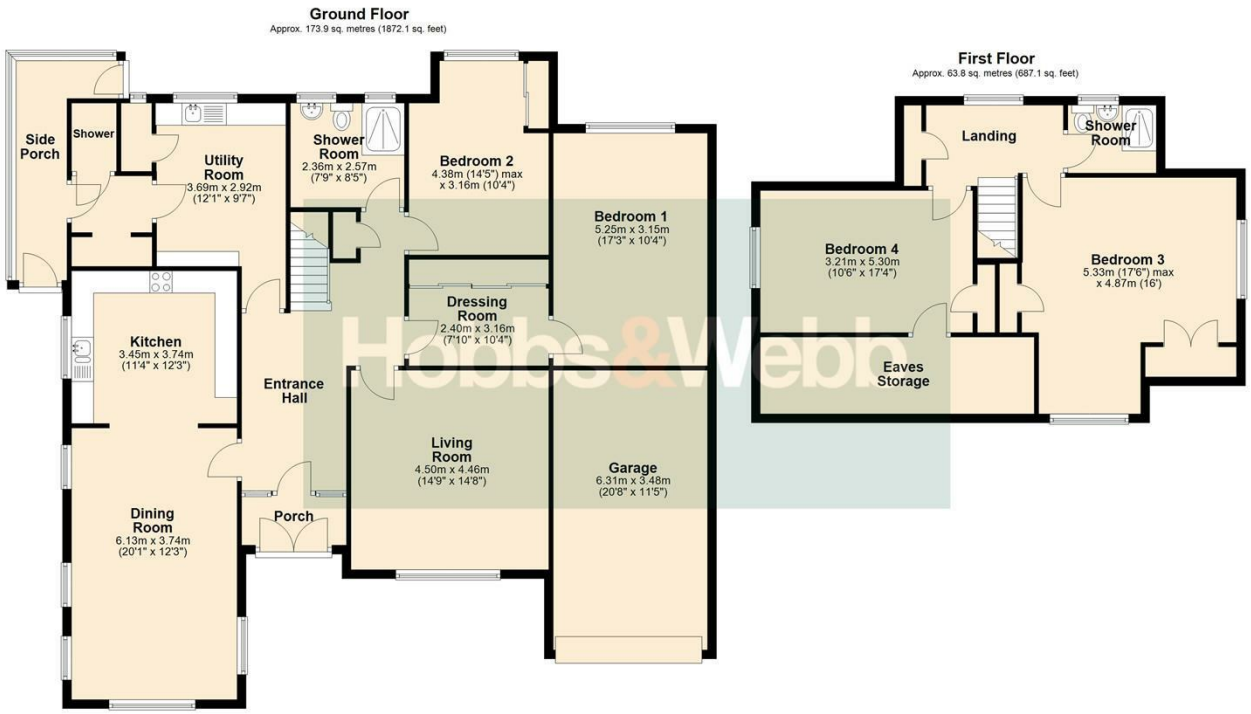
Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Council tax band F
- Sewerage mains drainage via 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



Total area: approx. 237.8 sq. metres (2559.2 sq. feet)

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Plan produced using PlanUp.

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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.