

Hobbs&Webb

NEWBOURNE ROAD

Weston-Super-Mare, BS22 8NF

Price £325,000

3 1 1

A well-proportioned three-bedroom detached bungalow occupying a generous level corner plot, offered for sale with no onward chain and ideally positioned within easy reach of local amenities, bus routes and Milton railway platform.

The property offers versatile single-storey accommodation and presents an excellent opportunity for buyers seeking a bungalow with generous outside space and scope for modernisation.

Internally, the accommodation comprises a welcoming entrance hall, spacious lounge, kitchen, dining hall three bedrooms and a family bathroom. The flexible layout provides the option to use the third bedroom as a separate dining room or additional reception space, depending on individual requirements.

A particular feature is the level corner plot, which provides gardens to the front and side together with a substantial paved area and useful garage. The property also benefits from a private driveway and attractive mature planting, while the corner position provides a good degree of outdoor space and potential.

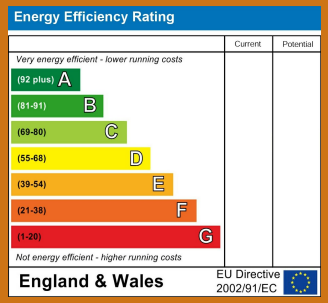
Situated within a convenient residential location, the bungalow is just a short walk from local shops, regular bus services and Milton railway platform, making it well placed for day-to-day amenities and commuting.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:



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 double doors to.

Entrance Porch

4'9" x 2'6" (1.45m x 0.76m)

Tiled floor,Upvc double glazed door and window to.

Entrance Hall

Coved ceiling, shelved storage cupboard, dado rail, opening to.

Dining Hall

14'9" x 7'7" (4.50m x 2.31m)

Coved ceiling, dado rail, radiator, built double storage cupboard with sliding louvered doors, loft access with pull down ladder to loft room measuring 13'9" x 9'8" (4.19m x 2.95m) max. head height 7'4" (2.24m) with sky light, power and light and boarded access to further loft area.

Lounge

20'5" x 12'2" max ext 14'0" bay (6.22m x 3.71m max ext 4.27m bay)

Coved ceiling, Upvc double glazed southerly facing bay window to the front, chimney breast with reconstituted stone surround and hearth with timber display areas, radiator, TV point.

Dining room / bedroom 3

11'9" x 10'9" (3.58m x 3.28m)

Coved ceiling, radiator, westerly facing aluminium sliding patio doors to the garden.

Kitchen

13'4" x 9'6" (4.06m x 2.90m)

Including built in pantry, fitted with a range of wall cupboards, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under. Further base cupboards and drawers, space and plumbing for a washing machine integrated electric oven and 4 ring electric hob with tiled work top surrounds and tiled splash backs, cupboard housing Worcester gas fired boiler providing hot water and central heating.

Bedroom 1

14'5" x 11'9" (4.39m x 3.58m)

Coved ceiling,Upvc dobule glazed window to the garden, 2 double and single built in wardrobes with mirrored doors, radiator.

Bedroom 2

11'2 to 13'0 bay x 9'7" (3.40m to 3.96m bay x 2.92m)

Including built in double an single wardrobes and overhead storage cupboards, Upvc double glazed bay window to the front, radiator.

Bathroom

8'3" x 7'7" (2.51m x 2.31m)

Upvc double glazed window, chrome heated towel rail, fitted with a suite of corner panelled bath, pedestal wash hand basin with mixer tap over, tiled splash backs, low level WC, tiled shower cubicle with mans mixer shower unit and screen, tiled effect flooring.

PROPERTY DESCRIPTION

Outside

21'3" x 7'8" to 7'4" (6.48m x 2.34m to 2.24m)

The bungalow is set in a good size corner plot with the front garden laid to level lawn and path, enclosed by dwarf brick walling, a path to the east side of the property leads to the rear garden via a timber pedestrian gate. Double timber gates from Saxon road lead to a concrete driveway providing parking and leading to a garage measuring 21'3" x 7'8" to 7'4" (6.48m x 2.34m to 2.24m) to pier, built of block construction with up and over door and window to the rear. The remainder of the rear garden is laid to areas of level lawn, crazy paved patio seating area, flower and shrub beds, timber garden shed and is enclosed by brick walling and timber fencing.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

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



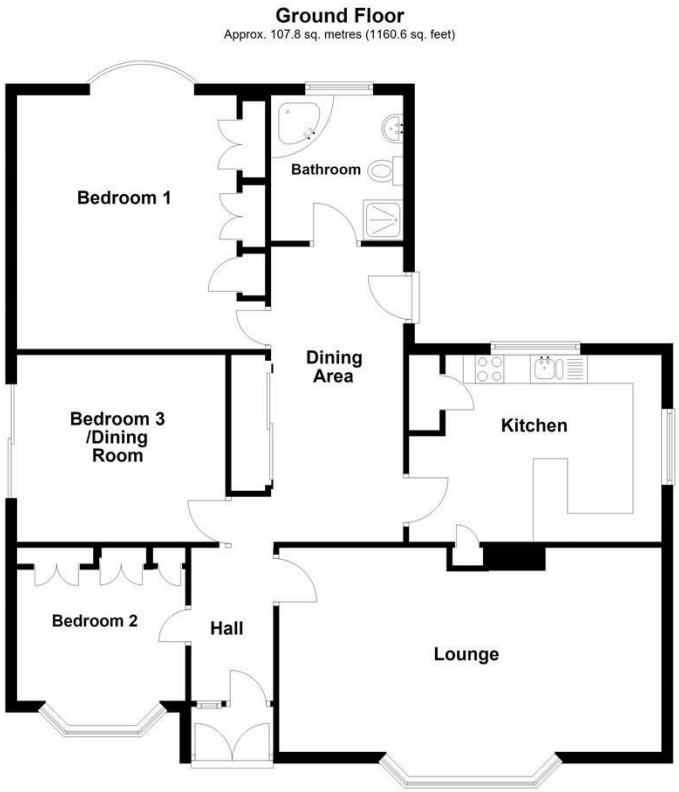












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IMPORTANT NOTICE

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 replied upon for furnishing purposes and are approximate.