



**Hobbs & Webb**

**BLAGDON CLOSE**  
Weston-super-Mare, BS24 9LQ

Price £260,000



An extended three bedroom detached bungalow situated in a quiet cul-de-sac in coveted Bleadon Hill, awaiting a modern touch.

This property being offered with no onward chain, features an entrance porch, a spacious 23 foot living room, kitchen, dining room, master bedroom with en-suite bathroom, two additional bedrooms, bathroom, separate WC and conservatory to the rear.

A side lobby grants access to the garage and workshop. The garden, a mix of patio and lawn, is complemented by hedge screening for added privacy. To the front of the garage is a tarmac and block paved driveway providing parking for two/three vehicles.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

**01934 644664**

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# PROPERTY DESCRIPTION

## Entrance Porch

Entered via a uPVC obscured double glazed door with side panel, upVC double glazed windows and wooden glazed door into:-

## Living Room

23'2 max 17'9 min x 11'8 (7.06m max 5.41m min x 3.56m)

uPVC double glazed windows to the front aspect, two radiators, gas fire (not tested) with wooden surround, cupboard and glazed sliding door to the kitchen and further doors to the inner hall and master bedroom.

## Kitchen

11'7 x 7'9 (3.53m x 2.36m )

Fitted with a range of wall and base cupboard and drawer unit with rolled edge work surfaces and tiled splashbacks. One bowl stainless steel sink and drainer unit with twin taps over. Space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, pantry cupboard, single glazed window and door to the side lobby and double doors to the dining room.

## Dining Room

12'9 x 7'6 (3.89m x 2.29m)

uPVC double glazed window to front and side aspect.

## Bedroom One

17'8 x 9'2 (5.38m x 2.79m)

uPVC double glazed window to the side aspect, radiator, built in wardrobe and door to:-

## En-suite Bathroom

7'9 x 7'1 (2.36m x 2.16m)

A three piece bathroom suite comprising paneled bath with electric power shower and tiled splashback., low level WC, pedestal wash hand basin with twin taps over, partially tiled walls, radiator, cupboard, uPVC obscured double glazed windows to the rear and side and door to the conservatory.

## Conservatory

9'10 x 7'2 (3.00m x 2.18m)

## Bedroom Two

14'8 x 11'9 (4.47m x 3.58m)

Currently arranged as another sitting room, uPVC double glazed window overlooking the rear garden, radiator, television point, single glazed window and door to the conservatory.

## Bedroom Three

11'10 x 7'9 (3.61m x 2.36m)

uPVC double glazed window overlooking the rear garden and radiator.

## Bathroom

Fully tiled walls, bath with mains shower over, pedestal wash hand basin with twin taps over, radiator and obscured single glazed window to the side.

## Separate WC

Low level WC and extractor fan.

# PROPERTY DESCRIPTION

## Side Lobby

uPVC obscured double glazed door leading to the driveway, two uPVC double glazed windows to the side, door to the kitchen, door continuing to the rest of the lobby with opening to the garage and uPVC obscured double glazed door to the rear garden.

## Garage

16'4 x 8'2 (4.98m x 2.49m )

Up and over door, power, lighting and door to the workshop.

## Workshop

8'3 x 7'0 (2.51m x 2.13m)

Single glazed window and door to the rear garden.

## Outside

A lawned front garden with pathway leading to the front entrance door.

Tarmac and block paved driveway providing parking for two/three vehicles, access to side lobby and garage.

The rear garden is predominately laid to lawn with mature hedgerow screening which could be reduced to provide extra garden space. Steps down to a patio area, perfect for a garden table and chairs.









Total area: approx. 132.4 sq. metres (1425.6 sq. feet)

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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.