



23 HOBBITON ROAD
Weston-Super-Mare, BS22 7HP

Offers In The Region Of £575,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DETACHED FAMILY HOME WITH ANNEXE * Tucked away in one of the most sought after roads in North Worle resides this extended family home - perfect for multi-generational living or for those who need that extra space.

The main residence comprises in brief of; an entrance hall with downstairs cloakroom, lounge with added log burner, modern fitted kitchen/dining room with integrated appliances and bi-folding doors to the garden, utility room/inner hall access to the annexe, large master bedroom with en-suite, three further bedrooms and family bathroom. The annexe which is accessible via the main residence or via a separate uPVC door to the side comprises of; a hallway, spacious 20FT living room, modern fitted bathroom and generous bedroom with patio doors to the garden.

Externally the property enjoys a sunny south/westerly facing and low maintenance rear garden and off street parking to the front for multiple vehicles with an EV charger point.

Overall a very well presented and move in ready home - not to be missed.

Situation

- 0.10 miles - Castle Batch Primary School
 - 0.72 miles - Sainsbury's Supermarket
 - 0.59 miles - Priory Secondary School
 - 1.32 miles - Junction 21 of the M5
 - 1.03 miles - Worle Train Station
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E
 Tenure: Freehold
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, two uPVC double glazed windows to front, stairs rising to the first floor landing and doors to;

Downstairs Cloakroom

Obscured uPVC double glazed window to front, suite comprising of low level W/C and hand wash basin set into storage vanity unit, consumer unit and radiator.

Lounge

15'3" x 13'10" (4.65m x 4.22m)

uPVC double glazed bay window to front, feature log burner, radiator, television and telephone points, archway to;

Kitchen/Dining Room

25'11" x 16'4" max measurements (7.90m x 4.98m max measurements)

uPVC double glazed window to rear, modern fitted kitchen comprising a range of matching eye and base level units with complementary worktop over and tiled surround, inset sink with adjacent drainer and mixer tap over, induction hob with extractor over, double electric mid-height oven, integrated fridge/freezer, dishwasher and slimline wine fridge, under-stairs storage cupboard, dining area with bi-folding doors to the garden, two radiators and door to;

Utility Room/Inner Hallway

7'11" x 5'5" (2.41m x 1.65m)

Wall mounted and concealed gas central heating combination boiler, door to the kitchen/diner and door to the annex.

Landing

Loft access, storage cupboard and doors to;

Bedroom One

18'9" x 10'11" max measurements (5.72m x 3.33m max measurements)

Two uPVC double glazed windows to front, freestanding wardrobes, radiator and door to;

En-suite

Obscured uPVC double glazed window to front, suite comprising of low level W/C, hand wash basin with mixer tap over and generous shower cubicle with shower over and tiled surround, radiator and extractor.

Bedroom Two

11'7" x 10'4" (3.53m x 3.15m)

uPVC double glazed window to rear and radiator.

Bedroom Three

7'10" x 7'5" (2.39m x 2.26m)

uPVC double glazed window to rear and radiator.

Bedroom Four

7'7" x 7'1" (2.31m x 2.16m)

uPVC double glazed window to rear and radiator.

Bathroom

6'11" x 6'0" (2.11m x 1.83m)

Obscured uPVC double glazed window to side, suite comprising of low level W/C, hand wash basin with taps over, panelled bath with mains shower over, tiled surround, radiator and extractor.

Annexe Living Room

20'02" x 15'8" max measurements (6.15m x 4.78m max measurements)

Two uPVC double glazed windows to front, electric radiator, door to;

Annexe Hallway

uPVC double glazed door creating access to the front of the property and the garden, doors to;

PROPERTY DESCRIPTION

Annexe Bathroom

7'8" x 5'9" (2.34m x 1.75m)

Obscured uPVC double glazed window to side, modern fitted white suite comprising of low level W/C, hand wash set into drawer vanity unit with mixer tap over and tiled surround, panelled bath with taps and shower over, extractor and electric towel radiator.

Annexe Bedroom

14'7" x 12'11" max measurements (4.45m x 3.94m max measurements)

uPVC double glazed patio doors to the rear and electric radiator.

Rear Garden

Boasting the ideal south/westerly facing aspect, the rear garden is perfectly low maintenance with a generous sized entertaining paved area with the remainder of the garden laid to artificial lawn with a flower border, summer house with power and lighting, gate side access to the front of the property.

Driveway

Laid to decorative stones, providing off street parking for at least three vehicles, with an EV charger point and paved walkway to the side gate.

Material Information

We have been advised the following:

Solar Panels - We have been advised the solar panels on this property are leasehold and the property benefits from the power they produce.

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

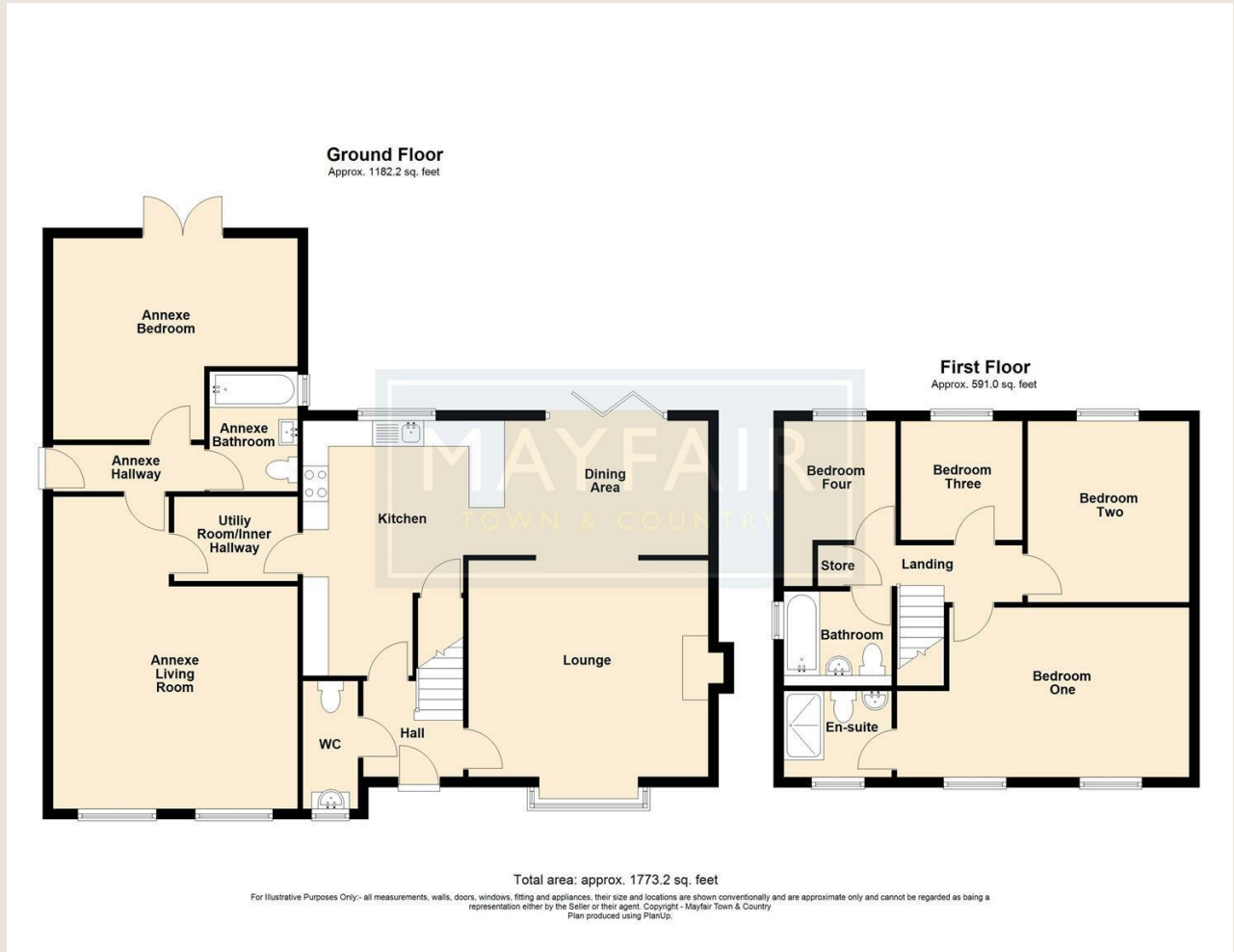
Flood-risk - Please refer to the North Somerset planning website if you wish

to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









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

01934 515153

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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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

