



Hobbs & Webb

ANSON ROAD
Weston-Super-Mare, BS24 7DG

Price £299,950



Hobbs & Webb are delighted to bring to the market this immaculately presented three-bedroom semi-detached home, ideally located within the popular Flowerdown Park development in Locking and enjoying an attractive outlook backing onto open fields.

The property has been significantly improved by the current owners and offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a comfortable lounge, and a beautifully refitted kitchen/diner, ideal for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the rear garden is a particular highlight, enjoying views across open fields and featuring a summer house with power and lighting, along with a useful storage room. To the front of the property are two allocated parking spaces, providing convenient off-road parking.

An excellent opportunity to acquire a turnkey home in a sought-after location, early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

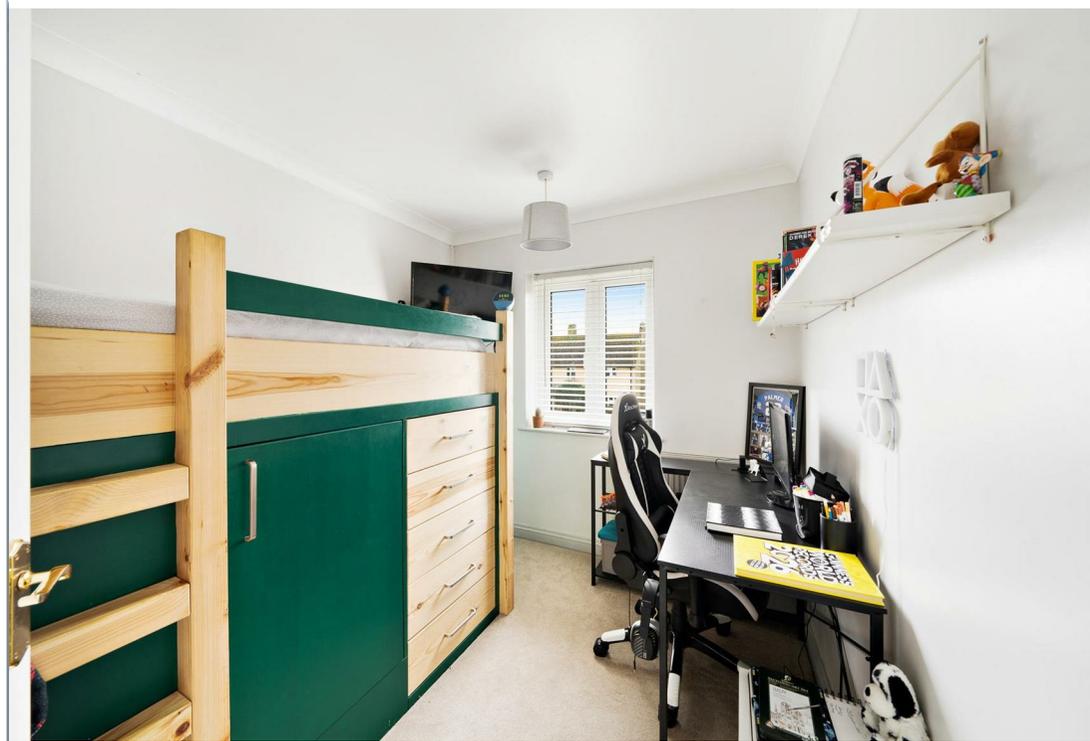
EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Entered via a partially obscured double glazed composite door, coved ceiling, herringbone wood effect flooring, smoke alarm, stairs rising to the first floor landing, under-stairs storage cupboard, radiator and doors to the lounge and kitchen/diner.

Lounge

12'2 x 14'1 (3.71m x 4.29m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator and television point

Kitchen/Diner

20'9 x 9'3 (6.32m x 2.82m)

A matching range of wall and base grey shaker style cupboard and drawers with square edge work surfaces and upstands. Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring induction hob with extractor hood over. Eye level double oven, integrated washing machine, fridge/freezer and dishwasher. Space for tumble dryer. Vertical radiator, herringbone wood effect flooring, coved ceiling, uPVC double glazed window floor to ceiling window, further uPVC double glazed window and uPVC double glazed French doors providing access to the rear garden.

Landing

Smoke alarm, cupboard housing 'Worcester' gas combi boiler, loft access and doors to the bedrooms and bathroom.

Bedroom One

12'3 x 10'3 plus fitted wardrobes (3.73m x 3.12m plus fitted wardrobes)

Coved ceiling, uPVC double glazed window to the front aspect, radiator and a range of fitted wardrobes.

Bedroom Two

12'1 x 9'3 (3.68m x 2.82m)

Coved ceiling, uPVC double glazed window to the rear aspect and radiator

Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)

Coved ceiling, uPVC double glazed window to the front aspect and radiator.

Bathroom

8'4 x 6'4 (2.54m x 1.93m)

A four piece bathroom suite with white panelled bath with mixer tap over and shower attachment. Fully tiled corner shower cubicle with main shower. Low level WC, wash hand basin with cupboard below, partially tiled walls, three uPVC obscured double glazed windows to the rear and side aspects, extractor fan, coved ceiling, radiator and wood effect flooring

Rear Garden

Fully fenced to each side and laid to patio, slate chippings and lawn. Enjoying an open aspect to the rear over fields. Useful store room and summer house with double doors, power and lighting.

Allocated Parking

Directly in front of the property are two allocated parking spaces.

PROPERTY DESCRIPTION

Tenure

We understand the property is freehold tenure. The seller advises us that there is a maintenance fee of £477.00 per annum which can be paid monthly for the upkeep of the communal green areas.

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







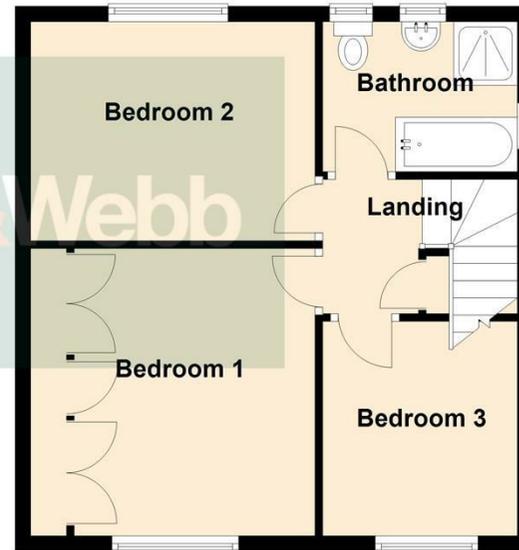
Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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 relied upon for furnishing purposes and are approximate.