



Hobbs&Webb

SELBOURNE ROAD
Weston-Super-Mare, BS23 4LU

Price £395,000



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Hobbs & Webb are delighted to offer to the market this well-presented four bedroom semi-detached family home, situated in the highly sought-after area of Southward.

The property offers well-proportioned accommodation arranged over two floors, comprising a welcoming entrance hall, spacious lounge featuring a bay window, separate sitting/dining room, bright sun room, kitchen/breakfast room, utility room and downstairs cloakroom.

To the first floor are four bedrooms, together with a family bathroom fitted with a four-piece suite.

Externally, one of the property's key features is its mature and beautifully maintained gardens, providing an attractive and private outdoor space. The property also benefits from a driveway providing off-road parking, together with a substantial 20ft garage incorporating a workshop to the rear.

An excellent opportunity to acquire a spacious family home in a desirable location, with generous living accommodation and well-maintained gardens.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(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

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PROPERTY DESCRIPTION

Storm Porch

Double glazed door and leaded light window

Entrance Hall

Radiator, laminate flooring, under stairs cupboard. Staircase to first floor accommodation.

Lounge

13'1 plus bay x 12'5 (3.99m plus bay x 3.78m)

Fireplace. Radiator. Double glazed Bay window to front aspect.

Sitting/Dining Room

12'5 x 11'5 (3.78m x 3.48m)

Fireplace with open hearth. Radiator. Small pane glazed double doors to:-

Sun Room

14'0 x 10'2 (4.27m x 3.10m)

Double glazed sliding door to rear garden.

Kitchen/Breakfast Room

15'9 x 9'4 (4.80m x 2.84m)

Fitted with a range of floor and wall mounted units with roll edge worksurface and tiling to splashbacks. Single drainer one and a half bowl stainless steel sink unit with central mixer taps inset. Built-in electric double oven with electric hob. Downlighting. Integrated Fridge/Freezer. Extractor fan. Radiator. Two double glazed windows to side aspect. Single pane glazed door to

Utility Room

6'1 x 4'4 (1.85m x 1.32m)

Radiator, Wall units. Space for washing machine. Wall mounted gas fired boiler providing domestic hot water and central heating. Window to side. Door to

Cloakroom

White suite, wash hand basin. Tiled splashbacks, low level W.C. Radiator.

Obscure double glazed window to rear

First Floor Landing

Radiator. Access to boarded loft via fold away ladder with light.

Bedroom One

13'3 x 12'5 (4.04m x 3.78m)

Including a range of built-in bedroom furniture to include wardrobes, display shelves, drawer units, dressing table and bedside cabinets. Radiator. Dual aspect with double glazed Box window to front and double glazed window to side.

Bedroom Two

12'5 x 11'4 (3.78m x 3.45m)

Double wardrobe and shelved recess, radiator and double glazed window to rear.

Bedroom Three

9'5 x 7'4 (2.87m x 2.24m)

Radiator and double glazed window to rear.

PROPERTY DESCRIPTION

Bedroom Four

7'10 x 6'7 (2.39m x 2.01m)

Radiator, Velux window and ornate leadlight window to the front.

Bathroom

8'1 x 6'2 (2.46m x 1.88m)

White suite of panelled bath, pedestal wash hand basin and low level W.C.

Shower enclosure with shower panels and mains shower over. Tiling to splashbacks, electric

ladder style radiator. Downlighting. Extractor fan. Two obscure double glazed windows to side.

Rear Garden

A beautifully established, private garden offering a wonderful blend of mature planting, productive fruit trees and colourful borders. A charming paved pathway leads through the garden to a tranquil seating area and attractive greenhouse, creating an inviting space for outdoor dining and relaxation.

Enclosed by mature hedging and fencing, the garden enjoys a peaceful, secluded feel with plenty of sunshine and character. To the rear of the garage is a useful WORKSHOP measuring 7'9 x 7'2 (2.36m x 2.18m).

Driveway & Garage

A long driveway providing off street parking for several vehiles. Garage measuring 20'5 x 8'3 (6.22m x 2.51m) with up and over door, power, lighting and side access door to the rear garden.

Material Information.

Additional information not previously mentioned

- Council Tax North Somerset Band C
- Mains electric supply
- Water mains supply Bristol Wessex water
- Gas central heating with New Worcester Greenstar 8000 40kw combi installed in 2024
- Mains drainage Bristol Wessex water
- 8 Owned solar panels
- Tenure Freehold

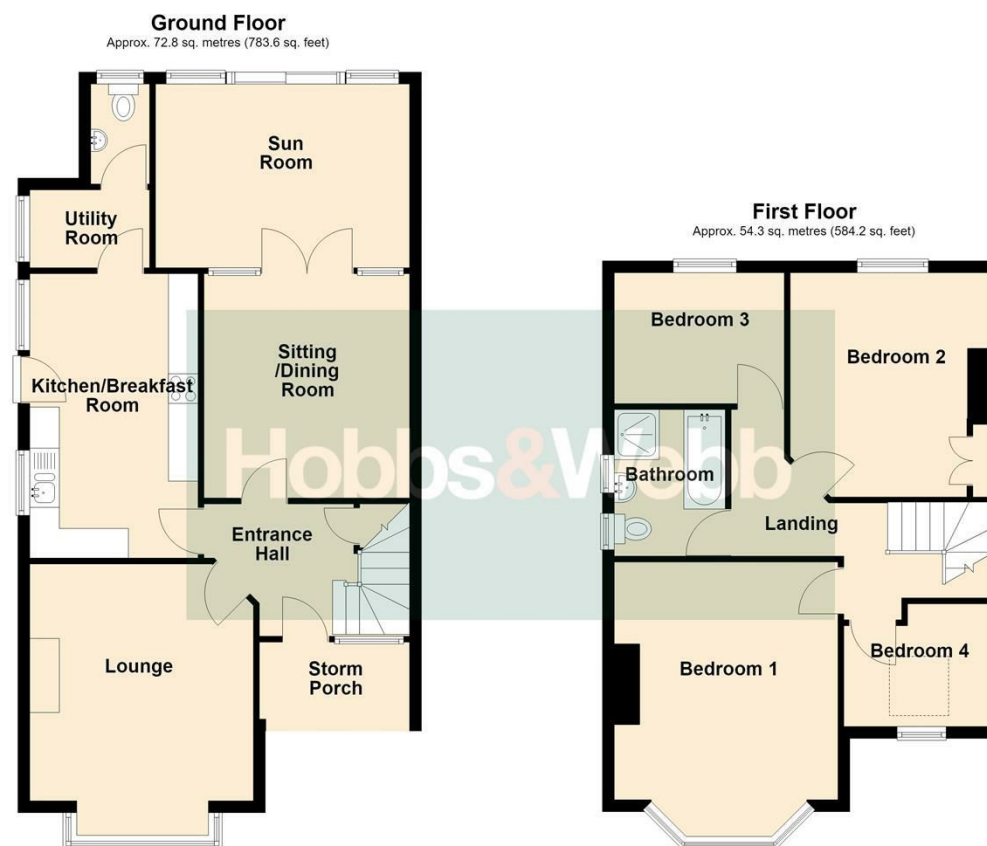
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:
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checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location









Total area: approx. 127.1 sq. metres (1367.8 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 relied upon for furnishing purposes and are approximate.