



**Hobbs & Webb**

**GRIFFIN CLOSE**

Weston-Super-Mare, BS22 6DL

Price £220,000



\*\*\* MUST BE VIEWED \*\*\* NO ONWARD CHAIN. A good size modern house located on the level within easy reach of Worle High Street, Sainsburys and other supermarkets as well as Worle Parkway train station and junction 21 of the M5 Motorway. The property will make an ideal first time purchase or retirement property with the accommodation which is double glazed and has gas central heating comprising a lounge diner measuring 23'0" x 11'8" (7.01m x 3.56m) a kitchen breakfast room, 2 double bedrooms and a modern fitted shower room. Outside a front garden with the easy potential for an off road parking space, a garage and enclosed rear garden.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed door to.

## Entrance Hall

6'6" x 3'9" (1.98m x 1.14m)

Coved ceiling, Upvc double glazed window, radiator, timber effect flooring.

## Cloakroom

7'3" x 3'8" (2.21m x 1.12m)

Upvc double glazed window, fitted with a white suite of pedestal wash hand basin with tiled splash back, low level WC, timber effect flooring.

From hall Georgian style glazed door to.

## Lounge / diner

23'0" x 11'8" (7.01m x 3.56m)

Upvc double glazed shallow bay window to the front and further Upvc double glazed window to the side, wired for 3 wall lights, Minster style feature fire place with coal effect electric fire, 2 radiators, Georgian style glazed door to.

## Kitchen breakfast room

11'8" x 7'8" (3.56m x 2.34m)

Upvc double glazed window and Upvc double glazed door to the rear garden. Fitted with 5 single wall cupboards and 2 eyeline units, single bowl single drainer sink with mixer tap over and double cupboard below, further base cupboards and triple base drawers with 2 deep pan drawers with timber effect roll edge work tops over, tiled wall surrounds. Plumbing and space for a washing machine and dishwasher, integrated electric hob with extractor hood over, integrated electric oven, space for a fridge freezer, radiator, timber effect flooring.

From the lounge a half turn staircase rising to.

## First floor landing

Radiator, cupboard housing Valiant gas fired boiler providing hot water and central heating, loft access with pull down ladder to boarded loft space with light.

## Bedroom 1

12'8" to 10'4" x 11'8" (3.86m to 3.15m x 3.56m)

Upvc double glazed window to front, radiator, built in cupboard.

## Bedroom 2

11'9" x 7'8" (3.58m x 2.34m)

Upvc double glazed window to the rear, radiator, built in cupboard.

## Shower room

6'3" x 5'5" (1.91m x 1.65m)

Upvc double glazed window, fully tiled walls, fitted with a modern white suite of pedestal wash hand basin, low level WC, tiled corner shower cubicle with curved sliding screen and mains mixer shower unit, radiator.

## Outside

The front garden is enclosed by a picket fence, is predominately paved with blue slate borders, flower and shrub beds and borders, hydrangeas, there is scope to create an off road parking space subject to any require planning consents. A timber gate gives pedestrian access to the side of the property with a personal door leading to a garage measuring 16'7" x 8'0" (5.05m x 2.44m) with power and light and up and over door to the front. The rear

# PROPERTY DESCRIPTION

garden is enclosed by timber fencing laid to paving providing a lovely area to relax and dine., with central shrub bed and flower and shrub borders.

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## Tenure

Freehold subject to a yearly rent charge of £10 per year

## Agents Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a relation of an employee of The Property Group (2010) trading as Hobbs & Webb.

## Material Information.

Additional information not previously mentioned

- Council tax band B North Somerset Council
- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating via gas central heating
- Sewerage Mains drainage Bristol Wessex water
- Broadband Via fibre to the property

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

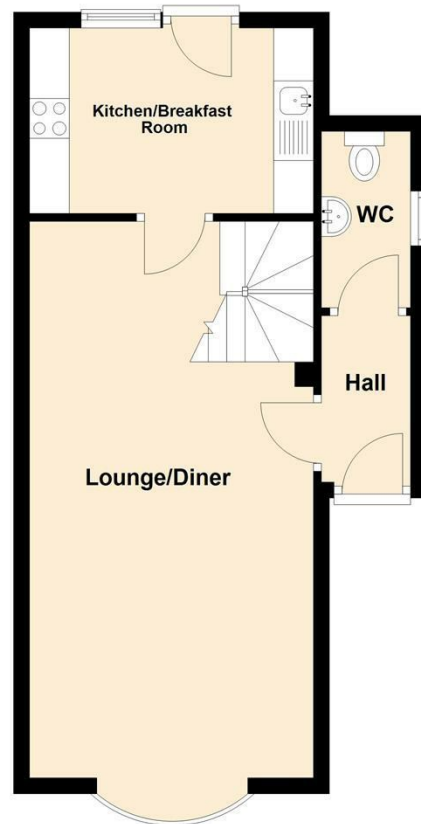
Flood Information:



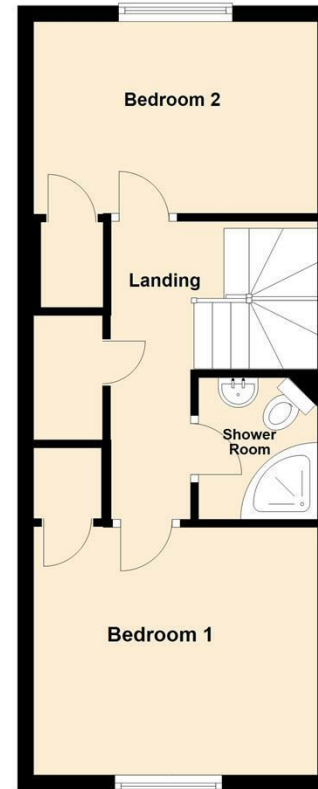




**Ground Floor**



**First Floor**



# 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.