



Hobbs&Webb

DYER STREET

Weston-super-Mare, BS29 6BY

Offers In The Region Of £375,000



*** SOLD VIA HOBBS & WEBB - SIMILAR PROPERTIES REQUIRED *** Hobbs & Webb are pleased to offer this beautifully presented, nearly-new four-bedroom detached home, located on the sought-after Mead Fields development. Ideally situated for commuters, the property offers excellent transport links with Junction 21 of the M5 and Worle Train Station just a short drive away.

This 'turn key' home offers spacious and modern accommodation throughout, briefly comprising: a welcoming entrance hall, cloakroom, generous lounge, and a stylish open-plan kitchen/diner with separate utility area. Upstairs, you will find four well-proportioned bedrooms, including a master with en-suite, and a contemporary family bathroom.

To the rear, the landscaped garden has been thoughtfully designed over two levels and features porcelain paving and artificial lawn – perfect for low-maintenance outdoor living and ideal for families or entertaining.

Externally, the property benefits from a tarmac driveway providing off-street parking for two to three vehicles, along with access to a garage measuring approximately 23ft in length.

Early internal viewing is highly recommended to fully appreciate all that this superb home has to offer.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	85
(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

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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Approached via central path with stone chipping.

Entrance Hall

uPVC double glazed entrance door providing access into the entrance hall, radiator, wood effect flooring, under-stairs storage cupboard, stairs rising to the first floor landing and doors to the cloakroom, lounge and kitchen/diner.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap over and tiled splashback, radiator, extractor fan and tiled effect flooring.

Lounge

14'2" x 11'8" (4.34m x 3.58m)

uPVC double glazed window to the front aspect, radiator, television and telephone points.

Kitchen/Diner

18'8 x 11'0 (5.69m x 3.35m)

A stylish fitted kitchen with a range of wall and base cupboard and drawer units with integrated fridge/freezer and dishwasher. Rolled edge work surfaces and upstands with inset one bowl sink and drainer unit with mixer tap over. Four ring ceramic hob, eye level double oven, concealed wall mounted 'Ideal' combi boiler', uPVC double glazed window to the rear aspect, tiled effect flooring and uPVC double glazed French doors providing access to the rear garden.

Utility Room

5'6 x 4'3 (1.68m x 1.30m)

Base cupboards matching the kitchen with integrated washing machine and rolled edge work surfaces over. Tiled effect flooring.

Landing

Radiator, loft access and doors to the bedrooms and bathroom.

Bedroom One

11'8 x 10'7 (3.56m x 3.23m)

Large floor to ceiling uPVC double glazed window to the front with open outlook, radiator, television point and door to the en-suite.

En-suite

Fully tiled shower cubicle with chrome shower and sliding glass door. Pedestal wash hand basin with mixer tap over, low level WC, partially tiled walls, radiator, extractor fan and tiled flooring.

Bedroom Two

11'5 x 9'2 (3.48m x 2.79m)

uPVC double glazed window to the rear aspect, television point and radiator.

Bedroom Three

9'2 x 10'8 max (7'10 min) (2.79m x 3.25m max (2.39m min))

uPVC double glazed window to the rear aspect and radiator.

Bedroom Four

7'7 x 7'3 (2.31m x 2.21m)

uPVC double glazed window to the front aspect and radiator.

PROPERTY DESCRIPTION

Bathroom

Fitted with a three piece white suite. Panelled bath with mixer tap, chrome shower and glass shower screen, pedestal wash hand basin with mixer tap over, low level WC, partially tiled walls, extractor fan and tiled flooring.

Rear Garden

A real standout feature to this lovely home is it's beautiful landscaped, family friendly, west facing garden. Set over two tiers and laid to porcelain tiles and artificial lawn, making it easy maintenance all year round. Side gate provides access to the driveway and uPVC double glazed door in to the garage.

Driveway

Parking for two/three vehicles, access to the garage and side gate providing access to the rear garden.

Garage

Up and over door, power, lighting and uPVC double glazed door providing access to the rear garden.

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

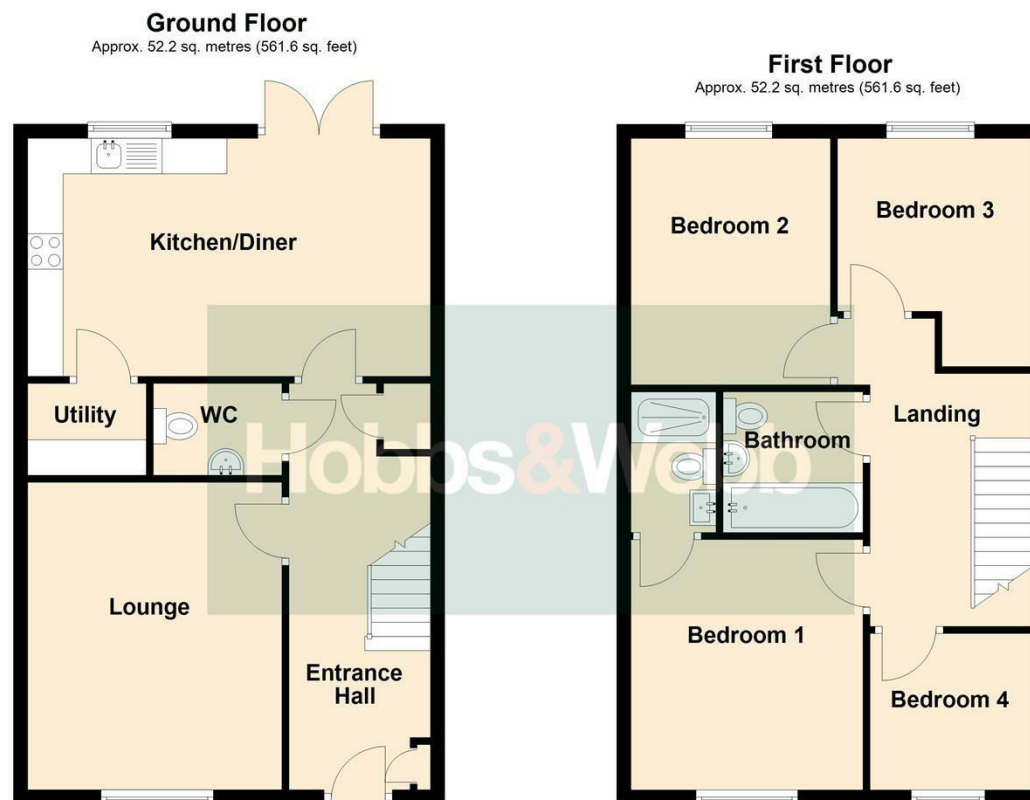
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 104.3 sq. metres (1123.2 sq. feet)

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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.