Hobbs&Webb

CHURCH ROAD

Weston-Super-Mare, BS22 9BS

Price £325,000

3 2 2

Hobbs & Webb are delighted to introduce to the market, with no onward chain, this versatile detached chalet-style home, situated in an elevated position above Worle High Street and enjoying southerly views across the town towards the Mendip Hills.

The well-proportioned accommodation offers excellent flexibility and briefly comprises an entrance hall, spacious living room, kitchen/breakfast room, dining room which could also be utilised as a ground floor bedroom, and a wet room. There is also a useful conservatory, accessed directly from the rear garden.

To the first floor are three further bedrooms and a family bathroom, providing a total of four bedrooms depending on how the ground floor accommodation is utilised.
Outside, the property benefits from private front and rear gardens, a driveway providing off-road parking and a garage.

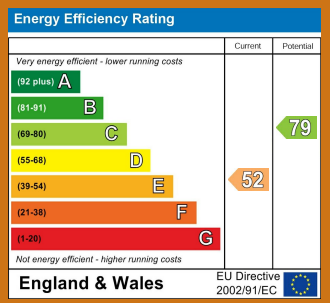
An appealing feature of the property is its elevated position, providing pleasant southerly views and easy access to the amenities of Worle High Street. Offered with no onward chain, this versatile home is well suited to a range of buyers and offers scope to adapt the accommodation to individual requirements.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E



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

uPVC obscured double glazed entrance door, coved ceiling, radiator, telephone point, under-stairs storage cupboard, stairs rising to the first floor landing and doors to the living room, kitchen/breakfast room, wet room and dining room/bedroom four.

Living Room

16'4 x 14'1 (4.98m x 4.29m)

A lovely sized living room with large uPVC double glazed window to the front aspect, further uPVC double glazed window to the side aspect, fire surround with electric fire, two radiators, television aerial and telephone point.

Kitchen/Breakfast Room

14'1 x 10'4 (4.29m x 3.15m)

A matching range of wall and base wood cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel one bowl sink and drainer unit with twin taps over. Four ring electric hob with oven below and extractor hood over. Space and plumbing for washing machine, dishwasher and under-counter fridge. uPVC double glazed window to the rear aspect, vinyl flooring and obscured double glazed windows and door providing access to the side of the property and garden.

Dining Room/Bedroom Four

10'4 x 8'7 (3.15m x 2.62m)

Coved ceiling, radiator and uPVC double glazed French doors providing access to the rear garden.

Wet Room

Fully tiled walls and flooring, electric shower, low level WC, pedestal wash hand basin with mixer tap over, chrome heated towel rail and uPVC double glazed window to the rear aspect.

Landing

Smoke alarm, radiator, airing cupboard housing the hot water tank and doors to the bedrooms and bathroom.

Bedroom One

13'0 x 10'4 (3.96m x 3.15m)

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

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

9'10 x 9'8 (3.00m x 2.95m)

uPVC double glazed window to the front aspect and radiator.

Bathroom

Panelled bath with mixer tap over. Shower cubicle with mains chrome shower, vanity wash hand basin with mixer tap over. Low level WC, partially tiled walls, uPVC obscured double glazed window to the rear, radiator and vinyl flooring.

Rear Garden

The property benefits from a private, mature rear garden with a variety of

PROPERTY DESCRIPTION

trees, shrubs and planting, creating a secluded setting. A paved seating area and pathway leads to the side access and the front garden and driveway.

Garage & Driveway

17'2 x 8'8 (5.23m x 2.64m)

Garage with up and over door, side window, power and lighting. Driveway providing off street parking for one vehicle.

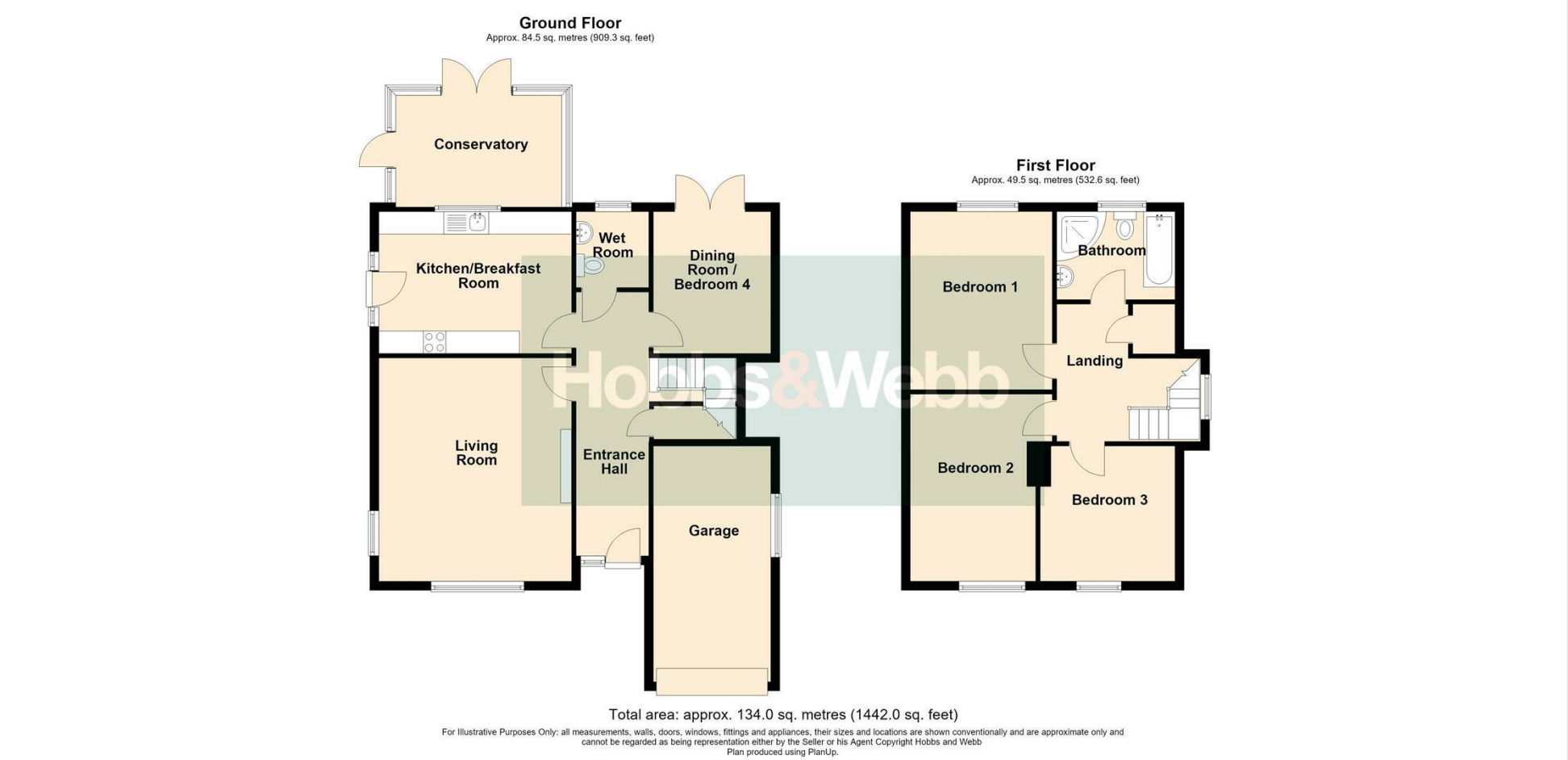
Material Information.

Additional information not previously mentioned

- Mains electric, gas
- 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



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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 replied upon for furnishing purposes and are approximate.