



**Hobbs & Webb**

**CORONDALE ROAD**  
Weston-Super-Mare, BS22 8PZ

Price £259,950



Hobbs & Webb are delighted to present to the market this well-proportioned three-bedroom semi-detached home, ideally positioned within a quiet and sought-after area of Milton.

The property offers spacious and versatile accommodation throughout, comprising an inviting entrance hall, a comfortable lounge, and a generous 16ft kitchen/diner—perfect for both everyday living and entertaining. To the rear, a bright conservatory provides additional living space and enjoys pleasant views over the garden.

Upstairs, the landing leads to three well-sized bedrooms and a modern, refitted shower room, finished to a high standard.

Externally, the property benefits from beautifully maintained gardens, offering a wonderful outdoor space to relax and enjoy. Further advantages include a private driveway and a garage, providing ample off-road parking and storage.

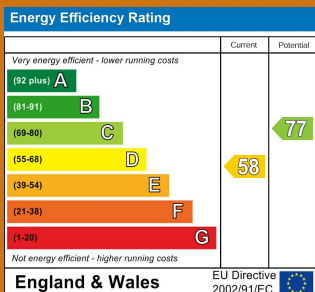
An excellent opportunity for families or first-time buyers alike, early viewing is highly recommended.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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

## Entrance Porch

uPVC double glazed door into the entrance porch, uPVC obscured double glazed windows to front and side and obscured glazed door into the entrance hall.

## Entrance Hall

Stairs rising to the first floor landing, radiator, telephone point and door to:-

## Lounge

12'10 max (10'9 min) x 11'6 (3.91m max (3.28m min) x 3.51m)

uPVC double glazed window to the front aspect, radiator, television point, fireplace with marble hearth and electric fire and door to the kitchen/diner.

## Kitchen/Diner

16'2 x 10'9 (4.93m x 3.28m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces with inset one and a half bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker, integrated washing machine and space for tall fridge/freezer. Under-stairs cupboard, uPVC double glazed window to the side aspect, wood effect laminate flooring, radiator and uPVC sliding double glazed patio doors leading to the conservatory.

## Conservatory

13'2 x 8'9 (4.01m x 2.67m)

## Landing

uPVC double glazed window to the side aspect, loft access where the gas combi boiler can be located, doors to the bedrooms and shower room.

## Bedroom One

11'5 x 9'3 (3.48m x 2.82m)

uPVC double glazed window to the front aspect, radiator.

## Bedroom Two

10'8 x 10'1 (3.25m x 3.07m)

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

## Bedroom Three

7'9 x 6'6 (2.36m x 1.98m)

uPVC double glazed window to the front aspect, radiator.

## Shower Room

A newly fitted shower room with tiled walls, corner shower cubicle with mains rainfall shower and additional shower attachment. Wash hand basin with mixer tap over and cupboard below. Low level WC, chrome heated towel rail, uPVC obscured double glazed window to the rear and tiled flooring.

## Rear Garden

A beautifully maintained, low-maintenance garden which enjoys a sunny aspect, with neat lawn bordered by established planting and attractive fencing for added privacy, A paved patio area provides the perfect space for outdoor dining and entertaining, while stepping stones lead across the lawn to create a charming and practical layout.

## WC

Low level WC.

# PROPERTY DESCRIPTION

## Driveway & Garage

17'3" x 11'3" (5.28m x 3.45m)

Garage measuring 17'4 x 11'4 (5.28m x 3.45m), and driveway providing off street parking for three vehicles.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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](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)

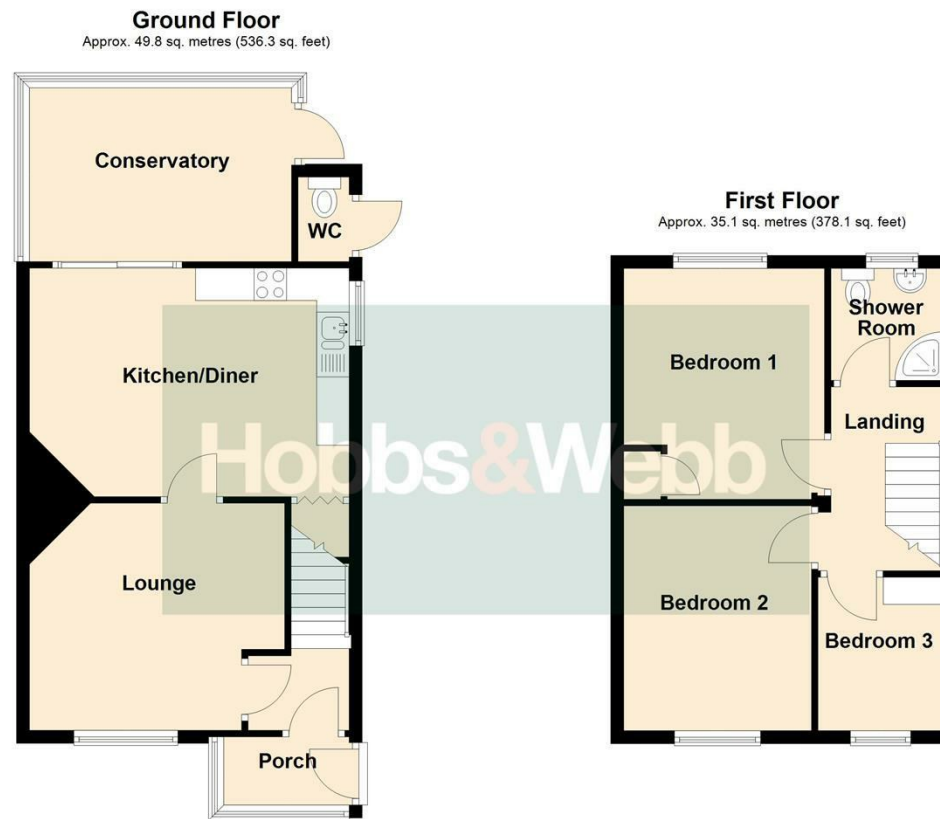
Flood Information:

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









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Plan produced using PlanUp.

# Hobbs & Webb

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## 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.