



Hobbs & Webb

FARM ROAD

Weston-Super-Mare, BS22 8BD

Price £365,000



A substantial four-bedroom detached freehold residence occupying an elevated position within a sought-after area of Weston-super-Mare, enjoying far-reaching views across the surrounding rooftops and beyond.

Offering spacious and versatile accommodation arranged over two floors, this impressive family home provides flexible living space ideally suited to growing families, those working from home, or multi-generational living. Multiple reception rooms and adaptable living areas create a variety of possibilities, whether utilised as additional lounges, home offices, playrooms or hobby spaces.

Outside, the property benefits from private and enclosed gardens to both the front and rear. The generous rear garden enjoys an elevated outlook and provides an excellent space for outdoor entertaining, family activities and relaxation, with further potential for landscaping and enhancement subject to individual requirements.

A garage positioned to the side of the property provides secure storage and valuable off-road parking.

Conveniently located within easy reach of local schools, shops, parks and transport links, the property also offers excellent access to Weston-super-Mare town centre and seafront, where a wide range of amenities, leisure facilities and commuter connections can be found.

An excellent opportunity to acquire a spacious detached home in a desirable residential location, offering flexible accommodation, generous outdoor space and impressive elevated views.

Local Authority

North Somerset Council Tax Band: E

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	59	72
(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

Entrance

Upon entering the property, you are met with a gated private and enclosed block paved front garden which provides access to the elevated patio and a walkway to the side of the property leading to the rear garden and steps up to a timber framed single glazed entrance door.

Entrance Hall

A large and welcoming entrance hall with wood effect laminate flooring, cupboard and airing cupboard housing hot water tank, exposed brick wall feature, radiator, loft access, stairs descending to the lower floor and doors providing access to all first floor rooms.

Bathroom

A bathroom with timber effect vinyl flooring, a low level WC, wash hand basin over vanity unit, radiator, panelled bath with electric shower over, part tiled walls, timber framed double glazed window, ceiling spotlights.

Bedroom Three

A double bedroom with timber framed double glazed windows, a range of useful fitted storage space with hanging rail, radiator, ceiling light.

Living Room

A bright and airy room with gas fireplace feature upon stone hearth and timber mantle, radiators, timber framed double glazed window with views toward the Mendip Hills, timber framed double glazed sliding door to elevated patio area which enjoys similar views.

Bedroom Four

Timber framed double glazed window providing views towards the Mendip Hills and radiator.

Kitchen/Breakfast Room

Fitted with a range of wall and floor units with granite worktop and upstands over and incorporating an inset one and a half bowl stainless steel sink and granite drainer with Swan neck style tap over. Space and plumbing for dishwasher, space for American style fridge/freezer, four ring gas hob with a griddle and an oven under and extraction hood over, timber framed double glazed window providing a lovely views, a timber framed double glazed window to the side aspect and radiator.

Dining Room

Timber framed double glazed window to the front aspect, serving hatch looking into kitchen and radiator.

Stairs Lowering from Entrance Hallway to Lower Floor Landing

Lower Floor Landing

Doors to lower floor rooms and radiator.

Bedroom One

Timber framed double glazed window, radiator, built in storage space with hanging rails and door leading to en-suite shower room.

En-suite Shower Room

An en-suite shower room with low-level WC, wash hand basin, radiator, timber framed double glazed window, enclosed electric shower with partly tiled walls, ceiling spotlight.

Bedroom Two

A range of fitted storage areas with hanging rails, radiator, timber framed double glazed window and, door leading to en-suite shower room.

En-Suite Shower Room Two

An en-suite shower room with low level WC, wash hand basin, radiator, timber framed double glaze window, enclosed electric shower with partly tiled walls, ceiling spotlight.

Internal Room

Exposed brick wall feature, radiator, timber framed window to living room, radiator, ceiling lights.

Utility Room

A useful utility room with tiled floor flooring, space and plumbing for appliances, a range of wall and floor units with worktop and tile splashback, a inset stainless steel bowl sink and drainer with tap over positioned under a timber framed double glazed window, a UPVC double glazed patio door leading to rear garden.

Lounge

A further reception room with UPVC double glazed windows, radiators, storage cupboard housing consumer unit and meters, door leading to cloakroom, door leading to boot room.

PROPERTY DESCRIPTION

Cloakroom

A low level WC, wash hand basin over vanity unit, radiator, UPVC double glazed window, partly tiled walls, ceiling light.

Boot Room

A useful boot room with wall storage unit, radiator, ceiling light, UPVC double glazed door leading to the side of the property.

Front Garden

Upon entrance to the property, you are met with a gated private and enclosed block paved front garden, access to the elevated patio, a walkway to the side of the property leading to the rear garden.

Garage

A single garage with up and over door, access to power and electric, timber frame single glaze window, wall light, ceiling lights.

Terrace

A private and enclosed elevated patio laid to slabbed concrete, approximately Southwest facing, taking in far reaching rooftops and skyline views.

Rear Garden

A private and enclosed rear garden with a patio laid to slab concrete approximately south facing, partly laid to lawn with mature bushes and shrubs. Please note: an electrical substation is within 20 meters of the property entrance.

Agent Note

We understand that the property and garage are contained under two separate titles but sale will go under one transaction.

Disclaimer

**This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this

may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- Council tax band - E

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









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.