



**Hobbs&Webb**

PENDLESHAM GARDENS  
Weston-super-Mare, BS23 2TU

Offers In Excess Of £375,000



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Situated on the popular Milton Hillside and enjoying an elevated position, a stone's throw from Ashcombe Park, this attractive three-bedroom link-detached home is tucked away in a peaceful cul-de-sac. Offered to the market with no onward chain, this sought-after style of property is expected to attract strong interest.

The accommodation is well laid out and comprises a welcoming entrance hall, cloakroom, spacious lounge, separate dining room, kitchen, and an internal door providing access to the garage. Upstairs, the landing leads to three well-proportioned bedrooms and a modern family bathroom.

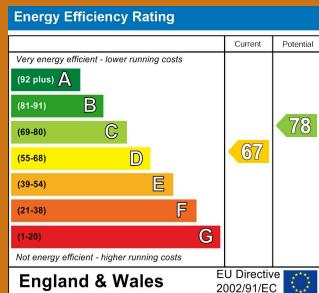
Outside, the rear garden is mainly laid to lawn, benefiting from a sunny westerly aspect. The front garden features further lawned areas with mature shrubs and hedging. A driveway with carport provides off-street parking and leads to the garage.

#### Local Authority

North Somerset Council Tax Band: D

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 Hall

uPVC obscured double glazed entrance door with obscure glazed side panel, wood effect flooring, radiator, smoke alarm, stairs rising to the first floor landing, door to the garage and doors to the cloakroom, lounge and kitchen.

## Cloakroom

Low level WC, wall mounted wash hand basin with twin taps over. uPVC obscured double glazed window to the front aspect, radiator and wood effect flooring.

## Lounge

15'8 plus bay window x 11'3 (4.78m plus bay window x 3.43m)  
uPVC double glazed square bay window to the front aspect, television & telephone points, dado rail, radiator and glazed double doors into the dining room.

## Dining Room

13'1 x 8'7 (3.99m x 2.62m)  
uPVC double glazed French doors providing access to the rear garden, dado rail, radiator, wood effect flooring and door to the kitchen.

## Kitchen

9'9 x 8'6 (2.97m x 2.59m)  
A matching range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring ceramic hob with extractor hood over. Eye level double oven. Integrated undercounter fridge,

integrated dishwasher, uPVC double glazed window to the rear aspect, radiator and wood effect flooring.

## Landing

uPVC double glazed window to the side aspect, loft access and doors to the bedrooms and bathroom.

## Bedroom One

13'1 plus fitted wardrobes x 11'5 (3.99m plus fitted wardrobes x 3.48m)  
uPVC double glazed window to the rear aspect, dado rail, radiator and built in wardrobes with hanging rail.

## Bedroom Two

13'4 x 9'3 (4.06m x 2.82m)  
uPVC double glazed window to the front aspect, radiator and built in cupboard with shelving.

## Bedroom Three

10'4 x 8'1 (3.15m x 2.46m)  
uPVC double glazed window to the front aspect, dado rail, radiator and built in cupboard and shelving over the stairs.

## Bathroom

Corner shaped bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap over, fully tiled walls, uPVC obscured double glazed window to the rear aspect, radiator and tiled flooring.

## Outside

# PROPERTY DESCRIPTION

## Rear Garden

Fencing to each side and enjoying a south-westerly aspect. Laid to patio and lawn with mature shrubs and hedging, outside tap and uPVC obscured double glazed door providing access to the garage.

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

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

## Front Garden & Driveway

The front garden is laid to lawn with shrubs and hedging. Driveway with carport and providing access to the garage.

Flood Information:

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

## Garage

16'5 x 10'3 (5.00m x 3.12m)

Up and over garage door and obscure glazed single door to the front, space and plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted 'Worcester' gas combi boiler servicing hot water and heating to the property. uPVC obscured double glazed window and door providing access to the rear garden.

## Material Information.

Additional information not previously mentioned

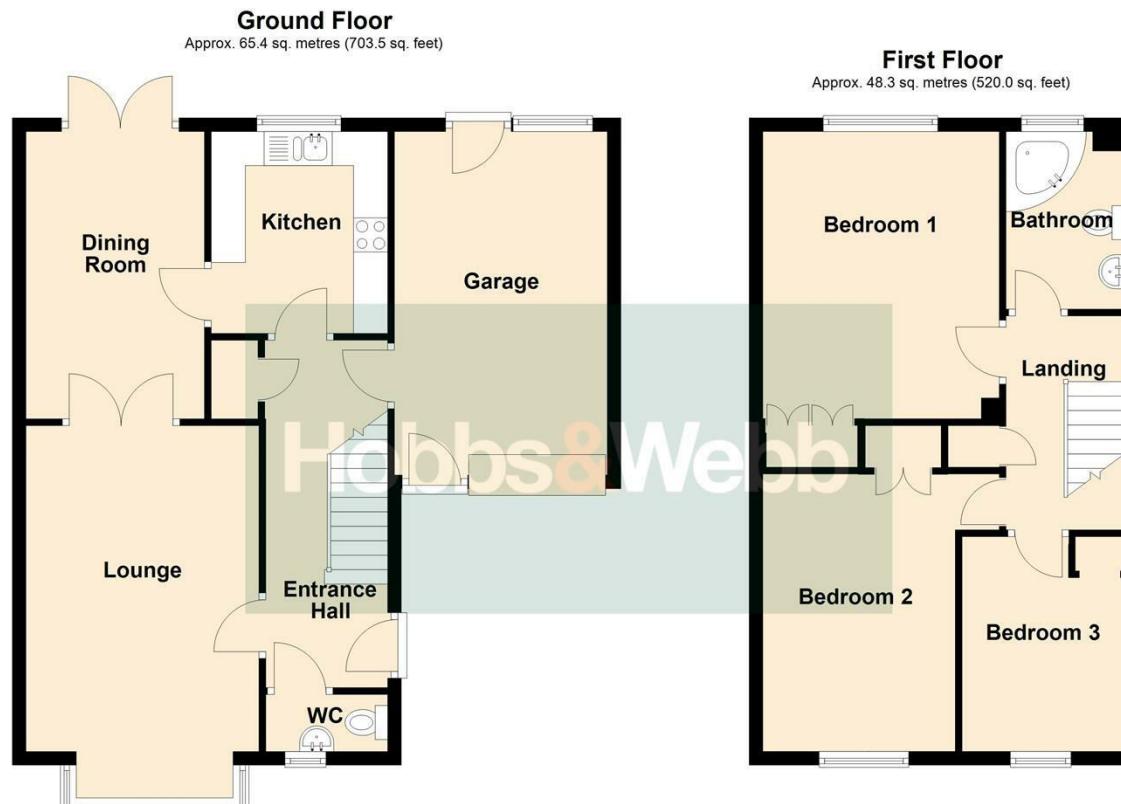
- Mains electric, gas and water
- Water metered or not???
- Gas central heating via Worcester combination boiler
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:









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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.

