Hobbs&Webb

HAMPDEN ROAD,

Weston-Super-Mare, BS22 6DS

Price £240,000

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Hobbs & Webb are delighted to present this charming Victorian end-terrace home to the market, offered with no onward chain. Ideally positioned within a short walk of Worle High Street, the property benefits from convenient access to a range of local shops, schools, amenities and excellent transport links.

The well-proportioned accommodation briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, separate dining room, fitted kitchen and a ground floor shower room. To the first floor, there are three generously sized bedrooms accessed from the landing.

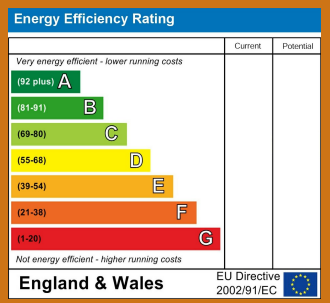
A standout feature of this attractive home is the impressive rear garden, extending to approximately 100ft in length. This expansive outdoor space offers fantastic potential for keen gardeners, as well as providing an ideal setting for families to relax and enjoy.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

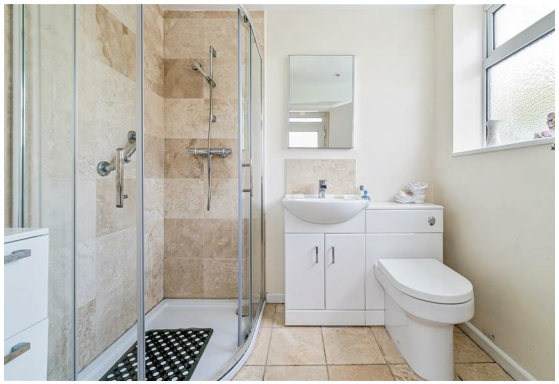
EPC Rating:



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 Porch

uPVC obscured double glazed entrance door, tiled flooring and obscured glazed door providing access to:-

Entrance Hall

Radiator, stairs rising to the first floor landing, wall mounted thermostat, under-stairs cupboard and doors to the kitchen and dining room.

Dining Room

10'9 x 10'1 (3.28m x 3.07m)

uPVC double glazed to the rear aspect, gas fire, coved ceiling, smoke alarm, ceiling rose and opening to the lounge.

Lounge

12'3 x 13'9 into the bay (3.73m x 4.19m into the bay)

uPVC double glazed bay window to the front, radiator, cornice coving and ceiling rose.

Kitchen

11'8 x 8'9 (3.56m x 2.67m)

A range of matching wall and base cupboard and drawer unis with rolled edge work surfaces. One bowl stainless steel sink and drainer unit. Space for freestanding electric cooker. Space and plumbing for washing machine and fridge/freezer. Wall mounted gas boiler, radiator, uPVC double glazed window to the side aspect, tiled flooring and door to:-

Rear Hall

Tiled flooring, cupboard, uPVC obscured double glazed door providing access to the rear garden and door to:-

Shower Room

Fully tiled shower cubicle with mains chrome shower, low level WC, vanity wash hand basin with mixer tap over and tiled splashbacks. Heated towel rail, extractor fan, uPVC obscured double glazed window to the rear aspect and tiled flooring.

Landing

Smoke alarm, loft access and doors to the bedrooms.

Bedroom One

15'9 x 10'10 (4.80m x 3.30m)

Coved ceiling, radiator and uPVC double glazed window to the front aspect.

Bedroom Two

10'9 x 10'10 (3.28m x 3.30m)

uPVC double glazed window to the rear aspect, radiator and airing cupboard with hot water tank.

Bedroom Three

9'0 x 8'8 (2.74m x 2.64m)

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

Rear Garden

An impressive rear garden measuring approximately 100ft in length and laid to patio, stone chippings and vegetable plot area.

Material Information.

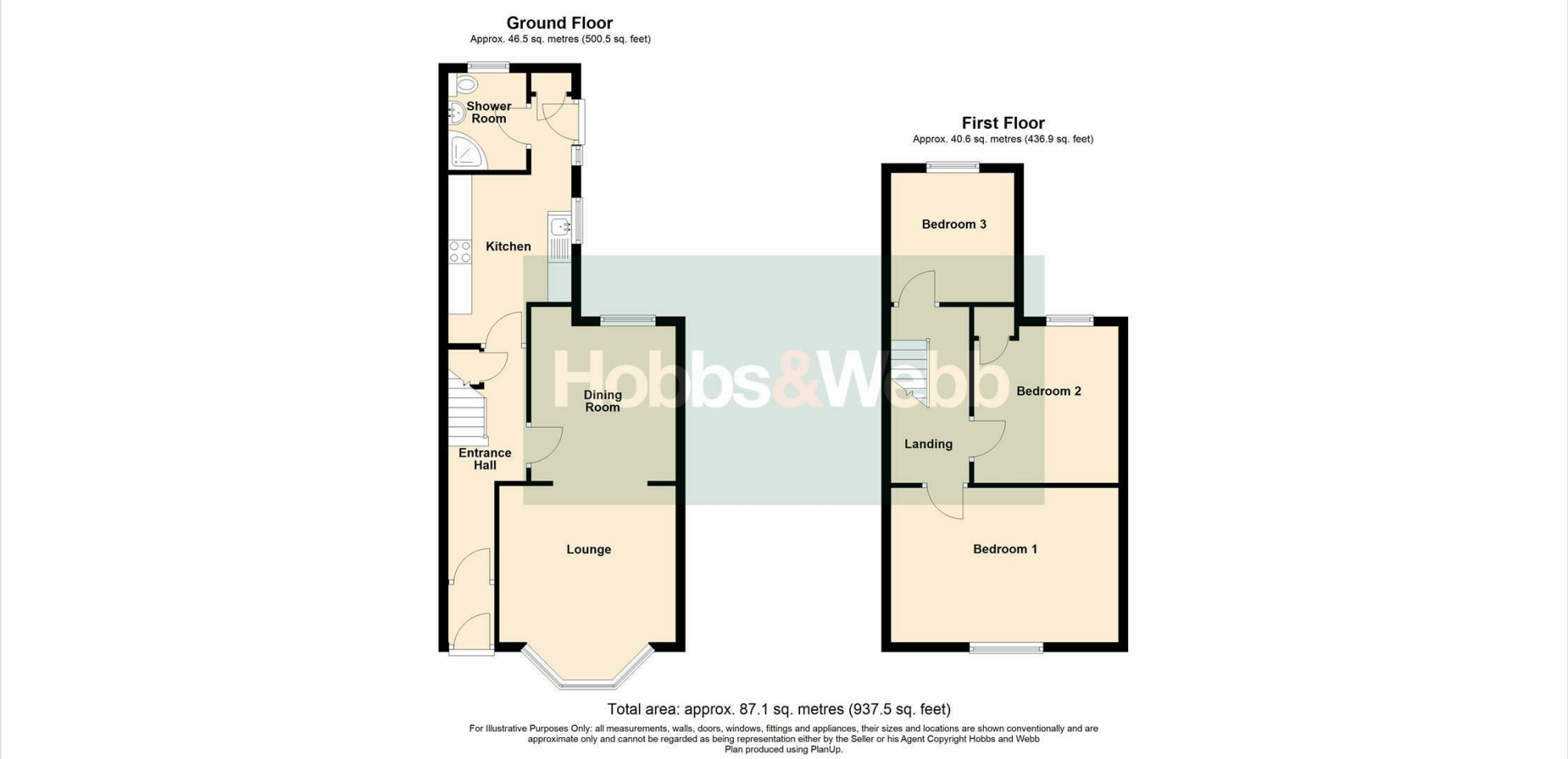
Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric, gas and water
- Water metered or not. Must state.
- Gas central heating
- Mains drainage
- Council tax band B

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.