



Hobbs&Webb

JUBILEE ROAD

Weston-Super-Mare, BS23 3AN

Asking Price £260,000



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Ideally located for the town centre, sea front, train station and a wide range of facilities a deceptively spacious older Victorian style terraced house arranged over 3 levels offering good size accommodation for a growing family. The property which has the added benefit of an off street parking space, enjoys gas central heating with the accommodation comprising an entrance vestibule to an entrance hall, lounge, separate dining room, kitchen, downstairs shower room, 5 bedrooms and further shower room arranged over the first and second floors, private courtyard garden to relax and dine, sold with no onward chain.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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

Timber front door and glazed top light to.

Entrance Vestibule

5'9" x 3'3" (1.75m x 0.99m)

Coved ceiling, dado rail, tiled floor, inner half glazed timber door and top light to.

Entrance Hall

Wired for a wall light, under stair storage area with built in cupboard, radiator, telephone point, timber effect flooring.

Lounge

15'1" bay x 11'8" recess (4.60m bay x 3.56m recess)

A bright westerly facing room with panelled timber sash bay, coved ceiling, picture rail, chimney breast with recess and tiled hearth, exposed brick walling, telephone point, double radiator.

Dining room

13'9" x 9'11" recess (4.19m x 3.02m recess)

Sah window to the rear, radiator, chimney breast with cast iron fire place with slate hearth.

Kitchen

9'8" x 9'6" (2.95m x 2.90m)

Window to side, the kitchen is fitted with eyeline storage units, wall cupboards, single bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and drawers with timber effect roll edge work tops over, 4 ring electric hob with tiled splash backs and chimney extractor

hood over, integrated electric oven, plumbing for a washing machine, integrated fridge / freezer, tiled floor door to.

Rear porch

5'1" x 3'2" (1.55m x 0.97m)

Part tiled wall, tiled floor half glazed door to courtyard and further door to.

Shower room

6'4" x 5'2" (1.93m x 1.57m)

Obscure glazed window, fitted with a white suite of pedestal wash hand basin, low level WC, tiled shower cubicle with mains mixer shower, half tiled walls, radiator, tiled floor.

From the entrance hall, spindled and balustraded stair case to split level first floor landing.

Bedroom 5

9'6" x 6'6" (2.90m x 1.98m)

Timber sash window, part exposed brick walling, wired for a wall light, radiator.

Shower room

8'3" x 5'7" (2.51m x 1.70m)

Extractor, heated towel rail, timber sash window, cupboard housing gas fired boiler providing hot water and central heating. The shower room is fitted with a white suite of pedestal wash hand basin, low level WC, corner tiled shower cubicle with curved sliding screen and mains mixer shower, tiled floor.

from the lower landing 3 stairs to.

PROPERTY DESCRIPTION

First floor landing

Radiator.

Bedroom 3

13'8" x 9'8" (4.17m x 2.95m)

Including built in double wardrobe with louvred doors, timber sash window, radiator, pedestal wash hand basin with tiled splash back and electric water heater, telephone point.

Bedroom 1

15'5" bay x 15'5" recess (4.70m bay x 4.70m recess)

Coved ceiling, chimney breast, radiator, westerly facing timber sash bay window, TV point.

From the first floor landing spindled balustraded stair case with half landing with Upvc double glazed window to.

2nd Floor landing

Wired for wall light, telephone point, loft access.

Bedroom 2

13'9" x 8'6" (4.19m x 2.59m)

Including wardrobe with louvred doors, timber sash window, wired for a wall light, radiator.

Bedroom 2

15'5" x 12'5" (4.70m x 3.78m)

Timber sash window to front, chimney breast, radiator.

Outside

To the front of the property the kerb has been dropped allowing parking on a hardstanding for 1 car.

To the rear of the property a private courtyard space enclosed by rendered and brick walling with brick built BBQ and built in bench with raised flower planters.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property

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

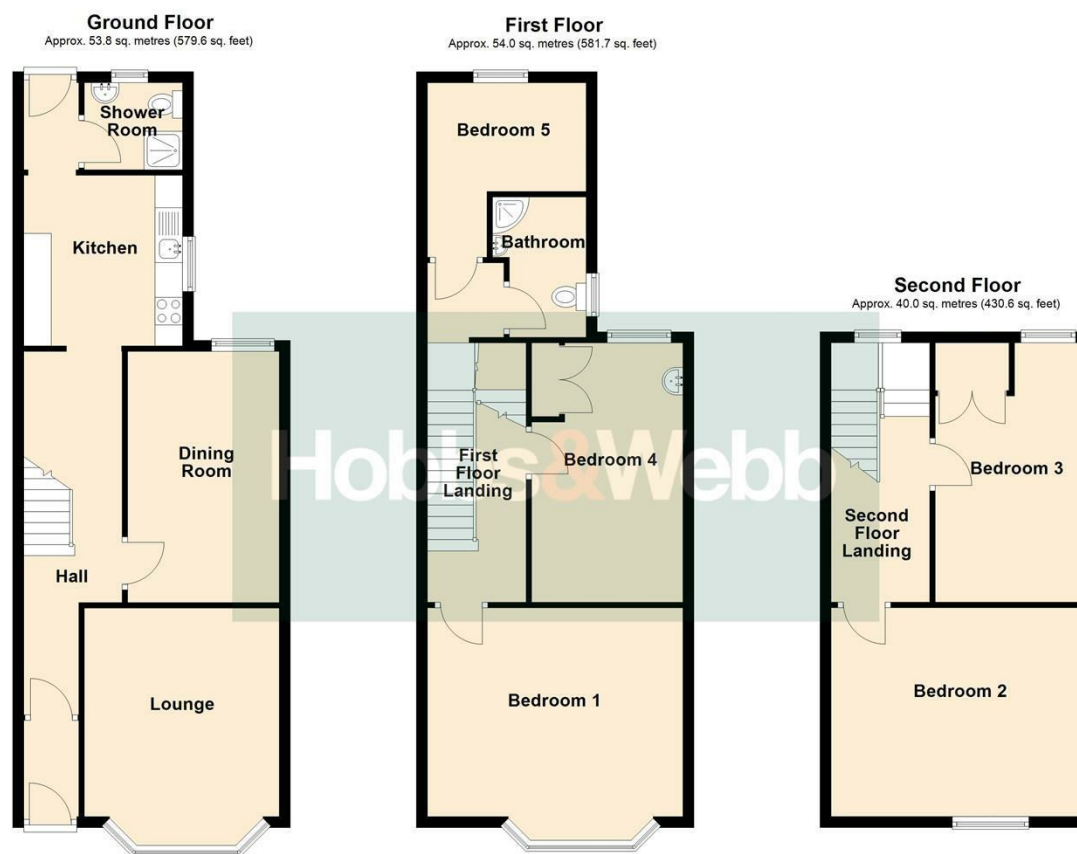
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 147.9 sq. metres (1591.9 sq. feet)

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Plan produced using PlanUp.

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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.