



Hobbs & Webb

WYVERN CLOSE

Weston-super-Mare, BS23 3LR

Asking Price £265,000



Located in a quiet popular cul de sac convenient for local shops, schools and other facilities and being within a easy level walk of the train station, high street and sea front of Weston-super-Mare, a modern semi detached house that will make a super first time buy or buy to let investment purchase. The property is being sold with no onward chain with the accommodation which has gas central heating and Upvc double glazing arranged as an entrance porch with access to a useful cloakroom, lounge, dining room a with doors to the rear garden and a modern fitted kitchen. On the first floor 3 bedrooms 2 doubles and a single and a modern bathroom. Outside a driveway to the side of the house with access to the rear garden providing parking for 2 to 3 cars and leading to a garage with power and light.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	79
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

Half glazed part leaded light front door to.

Entrance Porch

Inset door mat, single radiator.

Cloakroom

5'8" x 2'8" (1.73m x 0.81m)

Coved ceiling, Upvc double glazed window, suite of pedestal wash hand basin, low level WC, part tiled walls.

Lounge

16'7" x 15'1" max (5.05m x 4.60m max)

Including stairs to the first floor. Coved ceiling, Upvc double glazed bay window to the front, TV and cable points, double and single radiators door to.

Dining room

8'9" x 7'9" (2.67m x 2.408m)

Coved ceiling, radiator, Upvc double glazed sliding patio doors to the rear garden, timber effect flooring and archway to.

Kitchen

8'5" x 6'7" (2.57m x 2.01m)

Upvc double glazed window to the front, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with a modern range of light oak effect units comprising 6 wall cupboards with concealed lighting under, matching extractor hood and light. Single bowl single drainer sink with mixer tap over and double cupboard under, further single base cupboards and drawers and a set of 4 base drawers with roll edge work tops

over with tiled wall surrounds. Space and plumbing for a washing machine, integrated stainless steel oven and integrated electric hob, space for a fridge freezer, timber effect flooring.

Spindled balustraded stair case to.

First floor landing

Airing cupboard with hot water cylinder, loft access.

Bedroom 1

13'4" x 8'6" (4.06m x 2.59m)

Upvc double glazed window to the front, radiator.

Bedroom 2

12'2" x 8'3" (3.71m x 2.51m)

Upvc double glazed window to the rear, radiator.

Bedroom 3

8'9" x 6'5" (2.67m x 1.96m)

Upvc double glazed window to the rear, radiator.

Bathroom

6" x 6'2" (1.83m x 1.88m)

Upvc double glazed window, chrome heated towel rail, fitted with a modern white suite of a P shaped bath with mixer shower over supplied by pump from hot water cylinder and glazed screen, pedestal wash hand basin with electric shaver socket, low level WC, half tiled walls fully tiled to the bath area.

PROPERTY DESCRIPTION

Outside

32'0" x 18'0" (9.75m x 5.49m)

Small area of front garden with a tarmac driveway to the side of the house providing parking for 2 to 3 cars with a gate leading to the rear garden and access to a brick and block built garage under a pitched tiled roof measuring 18'0" x 8'8" to 8'4" to pier (5.49m x 2.64m to 2.54m to pier) with storage in the roof pitch, power and light with a half glazed timber door leading to the rear garden. The rear garden measures approximately 32'0" x 18'0" (9.75m x 5.49m) is laid to a paved patio seating area with outside light and tap, chipping stone bed, level lawn with chipping border, a paved path leads to garage personal door, timber garden shed.

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

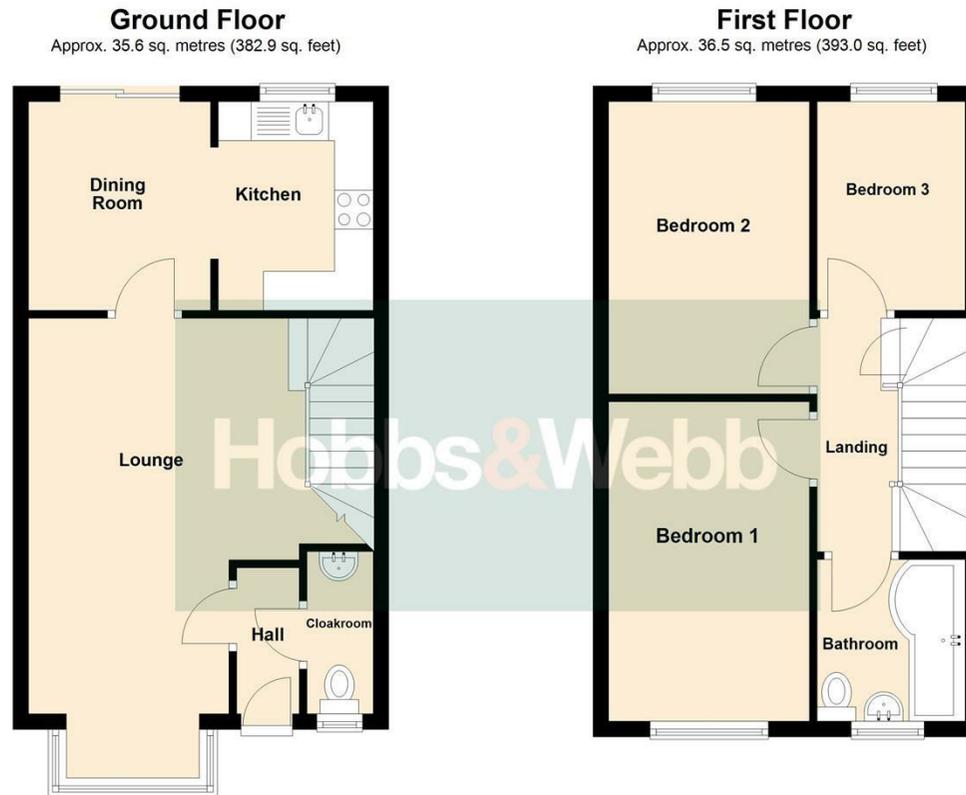
Flood Information:

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









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Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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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.