



Hobbs & Webb

OLDMIXON ROAD
Weston-super-Mare, BS24 9NW

Price £210,000



Located just of the level on the southern fringes of Weston-super-Mare in a convenient position for local shops bus routes and other local facilities as well as the nearby sea front and town centre of Weston-super-Mare a 2 bedroom semi detached bungalow. The property enjoys Upvc double glazing, part night storage heating, lounge with wood burner, as well as kitchen, 2 double bedrooms and wet room. Outside front garden, rear garden with access to an off street parking space with room and scope for further parking or garage subject to the necessary building regulations and planning consents.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		49	
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Security light, Upvc part leaded and stain glazed door to.

Entrance Hall

Night storage heater, telephone point, storage cupboard with electric water heater, loft access to insulated loft space.

Lounge

16'6" x 9'11" plus shelved recess (5.03m x 3.02m plus shelved recess)

Coved ceiling, Upvc double glazed window to front, chimney breast with recess housing wood burner with hearth and timber mantle, night storage heater, T.V. point.

Kitchen

10'6" x 7'10" (3.20m x 2.39m)

Upvc double glazed window over looking the rear garden, fitted with range of white units comprising 2 double wall cupboards and shelved unit, small larder style unit, single bowl single drainer sink with mixer tap over, double and single base cupboards, set of 4 base drawers and 2 sets of double deep pan drawers, roll edge work tops, tiled surrounds, plumbing for washing machine and low level dishwasher, space with electric cooker point with chimney extractor hood over and space for fridge freezer, night storage heater, Upvc double glazed door to rear garden.

Bedroom 1

10'10" x 9'11" (3.30m x 3.02m)

Upvc double glazed window over looking the rear garden, night storage heater.

Bedroom 2

9'1" x 9'0" (2.77m x 2.74m)

Upvc double glazed window to front, night storage heater.

Wet Room

Upvc double glazed window, pedestal wash hand basin, low level W.C., electric shower, electric wall heater.

Outside

45'0" x 22'0" (13.72m x 6.71m)

Front garden is predominately laid to chippings, pathway to the side of the property leads to the rear garden which measures approximately 45'0" x 22'0" (13.72m x 6.71m) is enclosed by timber fencing, laid to concrete terrace seating area, paved pathway dividing 2 areas of lawn with flowers. There is an off street parking space accessed form Barry Close to the rear with scope to create further parking or build a garage subject to any necessary building regulation and planning consent approvals.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply
- Heating individual electric storage heaters and wood burner in the lounge
- Sewerage via mains drains
- 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

Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

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01934 644664

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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.