



**Hobbs & Webb**

**OLD SCHOOL LANE**  
Weston-Super-Mare, BS24 0PF

Offers In Excess Of £375,000





Believed to originally date back to the 1840's an extended cottage located in the heart of the ever popular Village of Bleadon, which enjoys village pub, post office and cafe, church, village hall as well as offering easy access to the nearby town of Weston-super-Mare which offers the sea front, a more comprehensive range of services and transportation links to Bristol and beyond. The cottage itself has Upvc double glazing, gas central heating, and offers versatile accommodation with lounge with wood burner, sitting room downstairs bedroom 3, kitchen to dining room, conservatory, to the first floor 2 double bedrooms and bathroom, whilst outside there is off road parking for 2 cars and private southerly facing rear garden with views to the church and useful summer house and timber garden room.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Approached via open veranda style porch with Upvc double glazed door to.

## Lounge

13'8" x 10'9" door recess (4.17m x 3.28m door recess)

Exposed beamed ceiling, Upvc double glazed window to front, chimney breast with recess housing wood burner with timber surround and mantle and stone hearth. Wired for 2 wall lights, T.V. point, timber effect flooring. Timber door to under stair storage cupboard and further timber door to.

## Sitting Room / bedroom 3

15'9 x 8'11" plus recess (4.80m x 2.72m plus recess)

Upvc double glazed windows to front, wired for 3 wall lights, recess with fire grate and tiled hearth, radiator, T.V. point and telephone point.

From Lounge timber stable door to.

## Kitchen

8'11" x 8'1" (2.72m x 2.46m )

Plus lobby area with Upvc double glazed door to front and door to shelved pantry. Upvc double glazed window to front, 6 recessed spot lights, fitted with range of units comprising double and 4 single wall cupboards, inset Belfast sink with mixer tap over, cupboard under, further double and single base cupboards and drawers, set of 4 base drawers, inset 4 ring gas hob with stainless steel chimney extractor hood and light over, integrated electric oven below, plumbing for washing machine and dishwasher. Timber work tops forming part breakfast bar, tiled splash backs, radiator, tiled floor. Beamed archway with 3 downlighters over the breakfast bar to.

## Dining Room

15'5" x 8'0" average width (4.70m x 2.44m average width)

Upvc double glazed window to front, radiator with cover, part timber panelled walls to dado rail height, wired for wall light, larder style cupboard housing Worcester gas fired boiler installed in 2022 providing hot water and central heating, timber effect flooring. Upvc double glazed double doors to.

## Conservatory

12'10" x 12'0" (3.91m x 3.66m)

Built with pitched polycarbonate roof, base walls with Upvc double glazed windows to front, side and south facing overlooking the garden to rear, ceiling light and fan, radiator, tiled floor, power points, Upvc double doors to decked seating area.

From lounge staircase with Upvc double glazed window to side to.

## First floor landing

Wired for 2 wall lights.

## Bedroom 1

12'4" x 9'1" plus recess (3.76m x 2.77m plus recess)

Part sloping ceilings, Upvc double glazed window to front, radiator.

## Bedroom 2

14'4" x 7'4" (4.37m x 2.24m)

Formerly 2 bedrooms (could easily be reinstated) 2 Upvc double glazed windows to front, 2 radiators, loft access.

# PROPERTY DESCRIPTION

## Bathroom

8'10" x 8'9" (2.69m x 2.67m)

Velux timber double glazed roof light with views to Bleadon church, suite of corner panelled bath with Victoria style mixer tap with shower attachment, low level W.C., shower cubicle with sliding screen and mains mixer shower unit, pedestal wash hand basin, fully tiled walls, radiator, vinolay flooring.

## Outside

Set on the corner of Shiplate Road and Old school Lane, the property enjoys off street parking for 2 cars on a driveway laid to chipping stones approached from Old School Lane, the remainder of the front garden is laid to shrub beds and borders, pathway and open veranda seating area, outside light and tap.

Timber gate allows pedestrian access to private southerly facing rear garden enclosed by brick and stone walling, timber fencing and screens of shrubbery and offer views to the village church. Laid to timber decked seating area with outside light and power point, leading to area of lawn with timber summer house 8'5" x 6'5" (2.57m x 1.96m), steps leading to area of Astro turf with useful timber garden room currently used as home gym with light and power measuring 9'8" x 7'6" (2.95m x 2.29m) with double doors to front and window to side.

## Material Information.

Electric, Gas, Water, Sewerage All Main Supplied.

Fibre to the Cabinet Available

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

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

Flood Information:

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





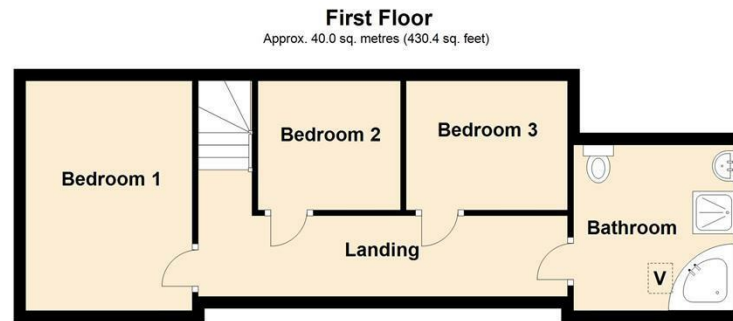
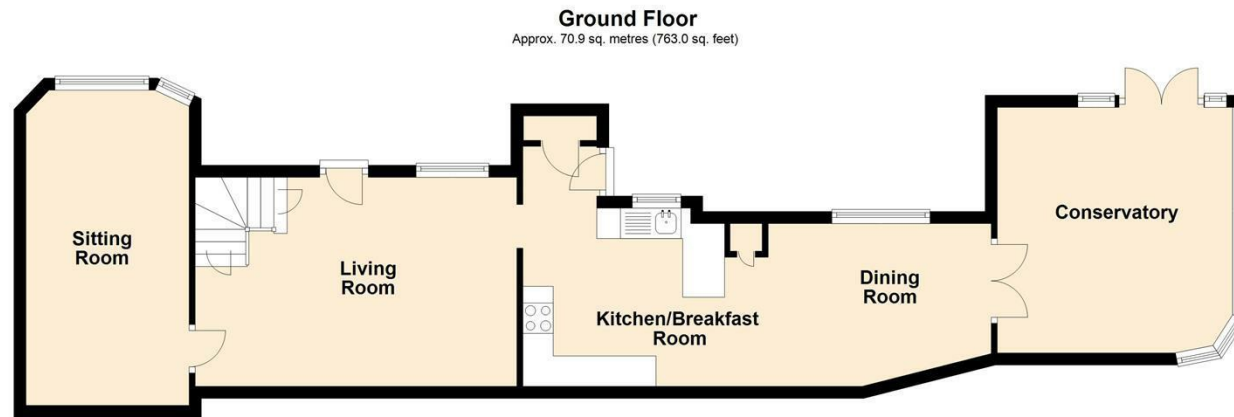












Total area: approx. 110.9 sq. metres (1193.5 sq. feet)

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# Hobbs & Webb

## 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.