



Hobbs & Webb

FARNDALE ROAD
Weston-super-Mare, BS22 8QA

Price £295,000



Being offered to the market with no onward chain complications is this detached three bedroom house which is situated in a quiet level location in the popular area of Milton, close to shops and Milton train station. The accommodation briefly comprises entrance porch, entrance hall, cloakroom with cupboard housing the gas central heating boiler, 22ft lounge/diner, kitchen, 17ft conservatory, landing, three bedrooms and bathroom. Adjacent to the property is a driveway providing parking for several vehicles, garage and a west facing rear garden.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

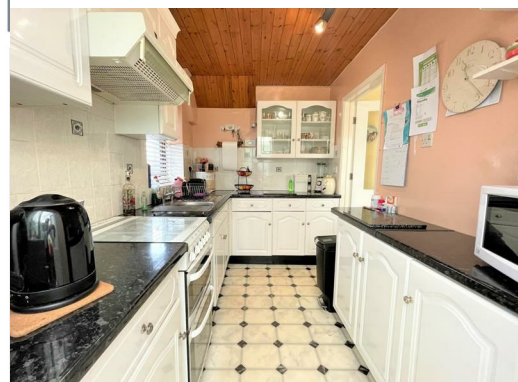
EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

Entrance Porch

Entered via a uPVC door with obscured glazing, two uPVC double glazed windows, tiled flooring and obscured double glazed door with obscured glazed side panel into:-

Entrance Hall

Wood effect laminate flooring, stairs rising to the first floor landing, telephone point and doors to the lounge/diner and cloakroom.

Cloakroom

Low level WC, wall mounted wash hand basin with twin taps over, tiled walls, wood effect laminate flooring, understairs cupboard housing gas boiler and obscured glazed window.

Lounge/Diner

22'2 x 12'5 (6.76m x 3.78m)

uPVC double glazed window to the front, coved ceiling, gas effect wood burning stove, television point, wood effect laminate flooring, uPVC double doors and side panel to the conservatory, smoke alarm and door to:-

Kitchen

9'9 x 6'4 (2.97m x 1.93m)

A matching range of wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with twin taps over. Space for freestanding gas cooker with extractor hood over. uPVC double glazed window to the side, vinyl flooring and bi-folding doors to:-

Conservatory

17'9 x 10'2 (5.41m x 3.10m)

uPVC double glazed windows and French doors leading to the rear garden, polycarbonate roof, radiator, tiled flooring, space and plumbing for washing machine, fridge/freezer and double doors back to the lounge/diner.

Landing

uPVC double glazed window to the side, loft access, smoke alarm and doors to bedrooms and bathroom.

Bedroom One

12'5 x 10'10 plus built in wardrobes (3.78m x 3.30m plus built in wardrobes)
Coved ceiling, uPVC double glazed window to the rear, radiator, television point and built in wardrobes with sliding doors.

Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)

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

Bedroom Three

8'4 x 7'5 (2.54m x 2.26m)

uPVC double glazed window to the front and radiator.

Shower Room

Fully tiled shower cubicle with 'Triton' electric shower, pedestal wash hand basin with twin taps over, low level WC, fully tiled walls, shaver point, radiator, uPVC obscured double glazed window to the rear and vinyl flooring.

PROPERTY DESCRIPTION

Rear Garden

Accessed via the conservatory, the rear garden is fully enclosed and enjoys a westerly aspect. Laid predominately to patio and lawn with mature apple tree, various other flowers, shrubs and hedges, vegetable plot area, rear access to the garage and side gate leading to the driveway.

Driveway & Garage

The front garden is laid to patio with flower borders. Driveway which is gated half way down with a carport area to the rear and giving access to the garage. Garage has up and over door, power, lighting and rear access door to the garden.

Material Information.

Gas, Electric, Water, Sewerage All Main Provided.

Fibre to the Premise available only through CityFibre.

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

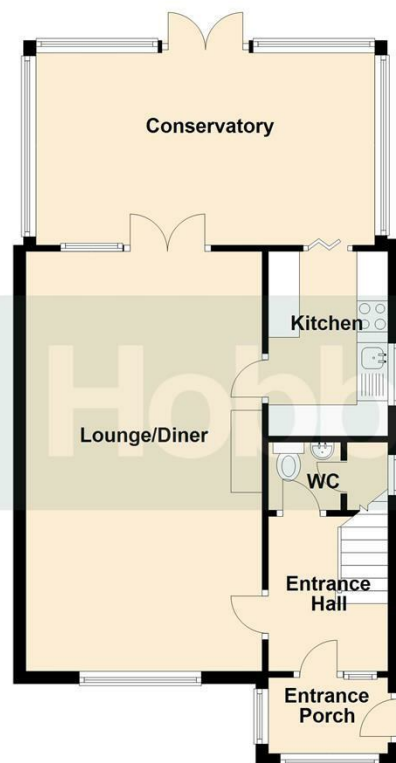






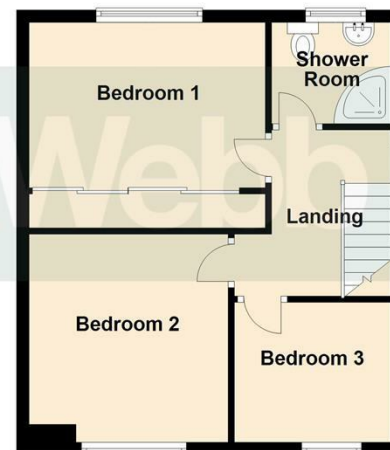
Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

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Plan produced using PlanUp.

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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 relied upon for furnishing purposes and are approximate.