



**Hobbs & Webb**

**BOUNDARY CLOSE**

Weston-super-Mare, BS23 4LY

O.I.R.O £385,000





A lovely presented four bedroom detached house situated in a quiet and exclusive cul-de-sac which backs on to Weston Cricket Club and is within close proximity to Weston beach, hospital, schools and Weston College Loxton Campus. The property which has gas central heating and timber single glazed windows is coming to the market for the first time in thirty years but don't let that deceive you. The property is incredibly well maintained and offers spacious accommodation throughout. In brief the accommodation comprises entrance hall, cloakroom, 20ft lounge, dining room, kitchen/breakfast room, utility room, landing, master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Outside the property enjoys ample off road parking to the front, garage and south-westerly facing rear garden.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>77</b>
(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>		
<small>EU Directive 2002/91/EC</small>		

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

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# PROPERTY DESCRIPTION

## Entrance Hall

Entered via an obscured glazed wooden entrance door with obscured glazed side panel, radiator, stairs rising to the first floor landing and doors to the Lounge, Dining Room, Cloakroom & Kitchen/Breakfast Room.

## Cloakroom

Obscured glazed window to the rear aspect, low level WC, wash hand basin with mixer tap and tiled splashbacks and radiator.

## Lounge

20'8 x 11'4 (6.30m x 3.45m)

Single glazed square bay window to the front aspect, coved ceiling, television point, two radiators, inset gas fire with marble hearth and wooden mantle piece, and double glazed sliding patio doors to the rear garden.

## Dining Room

10'6 x 9'1 (3.20m x 2.77m)

Single glazed window to the front and radiator.

## Kitchen/Breakfast Room

12'8 x 9'10 (3.86m x 3.00m)

A range of wall and base cupboard and drawer units with rolled edge work surface, breakfast bar and tiled splashbacks. One and a half bowl sink and drainer unit with mixer tap over, four ring gas hob with extractor canopy over, eye level double electric oven with space for microwave over, space and plumbing for dishwasher, radiator, wood effect laminate flooring, double glazed window overlooking the rear garden and door to the Utility Room.

## Utility Room

10'10 x 7'3 (3.30m x 2.21m)

Wall and base cupboard units which match the Kitchen, integrated fridge, space for under counter freezer, space and plumbing for washing machine and tumble dryer, wall mounted 'Vaillant' gas boiler, single glazed window to the rear, door with access to the rear garden, wood effect laminate flooring and internal door to the Garage.

## Garage

16'8 x 7'10 (5.08m x 2.39m)

Up and over door, power and lighting.

## Landing

Airing cupboard housing the hot water tank, smoke alarm, loft access and doors to the Bedrooms and Bathroom.

## Bedroom One

13'2 x 11'8 (4.01m x 3.56m )

Single glazed window to the front aspect, radiator and door to the En-suite Shower Room.

## En-suite Shower Room

Fully tiled shower cubicle with Mira shower, wash hand basin with twin taps and tiled splashbacks over and cupboard below. Light with shaver point, radiator and obscured single glazed window to front aspect.

## Bedroom Two

11'5 narrowing to 9'0 x 10'10 (3.48m narrowing to 2.74m x 3.30m)

Single glazed window to the front aspect and radiator.

# PROPERTY DESCRIPTION

## Bedroom Three

9'5 x 8'2 (2.87m x 2.49m )

Single glazed window to the rear aspect overlooking the garden and towards Weston Cricket Field, radiator and built in wardrobe.

## Bedroom Four

8'8 x 8'6 (2.64m x 2.59m)

Single glazed window to the rear aspect overlooking the garden and towards Weston Cricket Field and radiator.

## Bathroom

A three piece white suite bathroom comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap over, low level WC, fully tiled walls, shaver point, radiator and obscured single glazed window to the rear aspect.

## Rear Garden

A beautifully maintained garden which backs on to Weston Cricket Field and enjoying a good degree of privacy. The garden enjoys a large array of colourful flowers, shrubs and tree, an immaculately kept lawn and patio and stone chipping areas perfect for enjoying the sunshine on a summers evening. Summer house, outside tap and side access gate providing access to the front garden and driveway.

## Front Garden & Driveway

There is an area of lawn to the front and a swooping tarmac driveway providing parking for two/three vehicles.

## Material Information.

Additional information not previously mentioned

- Mains electric, and gas
- Heating via gas central heating
- Water via mains water supply
- Sewerage via mains drainage
- Broadband Fibre to the property

Fibre to the Premise 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)





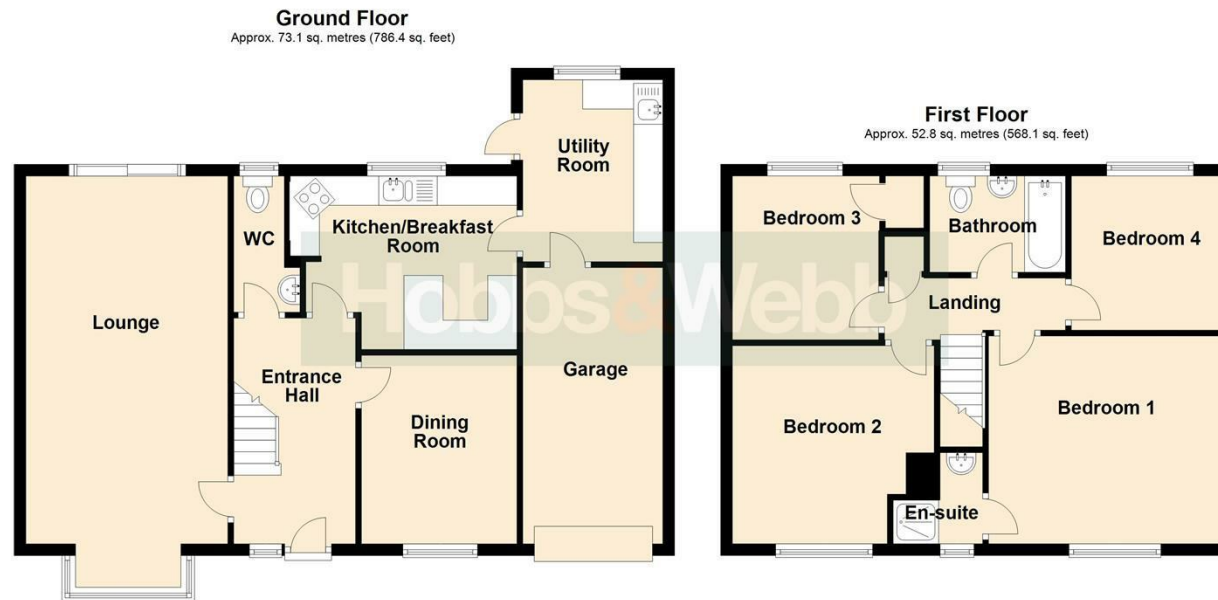












Total area: approx. 125.8 sq. metres (1354.5 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.