



**Hobbs&Webb**

**WESTBURY CRESCENT**  
Weston-super-Mare, BS23 4RB

Price £220,000






THREE BEDROOM FAMILY HOME! Situated within a 5 minute walk of Weston General Hospital and the Loxton Campus of Weston College as well as other local amenities, and also allowing easy access to the town centre and sea front of Weston-super-Mare, the property will make a great first time purchase or suit a buy to let investor. Enjoying double glazing and gas central heating the good size accommodation comprises, entrance hall, lounge, modern fitted kitchen / diner, 3 bedrooms ( 2 doubles and a single) and bathroom. Outside the property has the added benefit of 2 off road parking spaces, and good size level rear garden with useful store room. Must be viewed.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

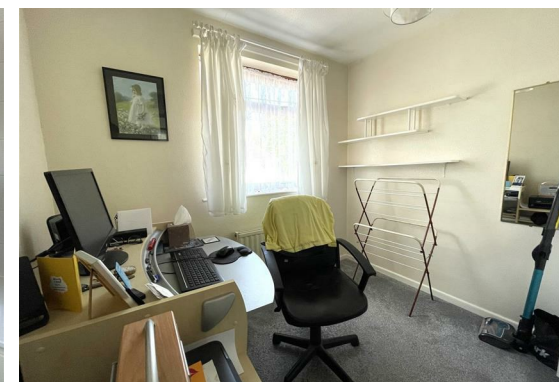
EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Double glazed door and side panel to.

## Entrance Hall

Radiator, timber effect laminate flooring, telephone point, Georgian style glazed door to.

## Lounge

14'1" max x 12'11" max (4.29 max x 3.94 max)

Coved ceiling double glazed window to front, feature fireplace with timber surround and mantle with tiled inset timber effect laminate flooring, T.V. point, radiator, sliding door to Kitchen / Breakfast Room.

## Kitchen / Dining Room

17'6" x 9'6" (5.33 x 2.90)

Double glazed window to the rear garden, wall mounted gas fired boiler providing hot water and central heating. The kitchen is fitted with a range of maple effect units comprising 7 wall cupboards, over extractor and eyeline unit, double larder style unit, single bowl single drainer sink with mixer tap over, space and plumbing for washing machine and dishwasher, space for tumble drier, space for cooker with gas cooker point with extractor hood over. Roll edge work tops with range of single base cupboards and drawers below, tiled surrounds, tiled floor, useful under stair storage cupboard, double glazed double doors to the rear garden.

From entrance hall staircase rising to.

## First Floor Landing

With loft access, airing cupboard part shelved with radiator, doors to all rooms.

## Bedroom One

13'5" max x 11'0" max (4.09 max x 3.35 max)

Double glazed window to front, radiator, built in cupboard and built in wardrobe.

## Bedroom Two

11'2" max x 9'7" max (3.40 max x 2.92 max)

Double glazed window to rear, two built in double wardrobes with louvered doors, radiator.

## Bedroom Three

8'5" max x 6'2" max (2.57 max x 1.88 max)

Double glazed window to front, radiator, stair riser with built in cupboard over.

## Family Bathroom

7'10" x 5'4" (2.39 x 1.63)

Double glazed obscure window to rear. Fitted with white suite of panelled bath with mixer tap with shower attachment over, pedestal wash hand basin, low level WC, fully tiled walls, radiator, extractor, vinyl flooring.

## Outisde

The front garden is laid to chipping bed providing off street parking for 2 cars, pathway leading to the front door and further path leading to shared access to the southside of the property to timber pedestrian gate allowing access to the rear garden. The rear garden is a good size enclosed by timber fencing and block walling laid predominately to areas of slab and crazy paving for ease of maintenance and providing seating areas with attractive flower and shrub borders, useful block built garden store with power and light, outside tap

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## Tenure

Freehold

## Links and Information

Please refer to the links below if you wish to investigate the broadband and mobile coverage.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

Please refer to the link below if you wish to investigate the flood-risk map.

<https://flood-map-for-planning.service.gov.uk/location>









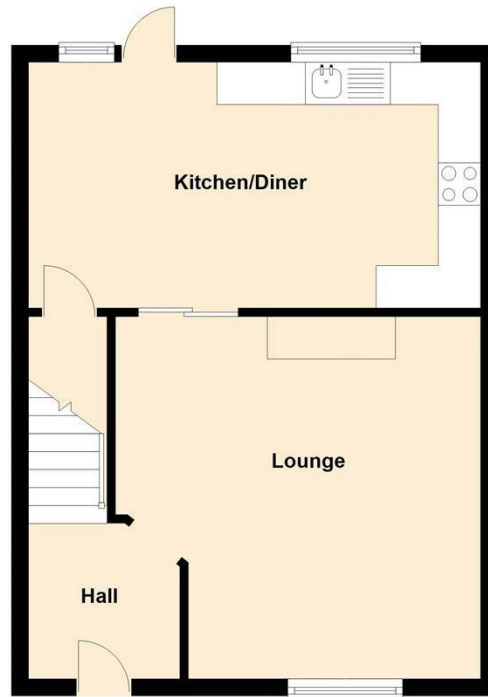






### Ground Floor

Approx. 416.2 sq. feet



### First Floor

Approx. 416.2 sq. feet



Total area: approx. 832.4 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.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

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

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.