



**Hobbs & Webb**

**LEIGHTON CRESCENT**

Bleadon Hill, BS24 9JL

Price £300,000



Situated in the popular Bleadon Hill area is this two bedroom detached bungalow which is in need of some cosmetic improvements throughout. Offered to the market with no onward chain complication, generous block paved driveway to the front with access to the garage and a private rear garden which is laid lawn. In brief the accommodation comprises entrance hall, dual aspect living room, two double bedrooms, bathroom, separate WC, kitchen with large conservatory off & further door to integral garage.

### 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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Storage cupboard, access to roof space.

### Lounge

11'11" x 11'10" (3.64 x 3.62)

Large upvc double glazed window to the front and further upvc double glazed window to the side. Fire surround and television point.

### Kitchen

13'4" x 6'7" (4.08 x 2.01)

Fitted with a range of wall and floor units with space for cooker with extractor hood over, plumbing for automatic washing machine, double drainer stainless steel sink unit, upvc double glazed windows to the side and rear. Door to the:

### Conservatory

15'11" x 7'2" (4.86 x 2.19)

Of single glazed construction with sliding door to the rear garden and integral door to the garage.

### Bedroom 1

12'2" x 11'10" (3.71 x 3.63)

Double glazed window to the rear.

### Bedroom 2

10'1" x 9'3" (3.08 x 2.84)

Double glazed window to the front.

### Bathroom

Comprising modern white suite of panelled bath with shower over, pedestal wash hand basin, double glazed obscured window to the side and ladder style heated towel rail.

### Separate WC

Close coupled w.c. and double glazed obscured window to the side.

### Outside

To the front of the property is a low boundary wall opening to the side to a block pavier driveway offering off street parking and leading to the:

### Garage

16'2" x 8'11" (4.93 x 2.73)

With up and over door, light and power. Wall mounted Worcester gas combination boiler supplying domestic hot water and radiators.

To the left hand side of the property is pedestrian access gate leading to the:

### Rear Garden

Enjoying a good degree of privacy being enclosed with a good sized lawn and borders containing shrubs and bushes. Decking area.

The garden is a particular feature of the property making a full inspection essential.

### Description

This attractive detached bungalow is situated in a highly sought after

## PROPERTY DESCRIPTION

residential location within Bleadon Hill and briefly comprises entrance hall, lounge with large bay style window to the front, kitchen with conservatory off, two double bedrooms, bathroom and separate w.c.

The property benefits from gas central heating, updated consumer unit, garage, off street parking and enclosed garden enjoying a good degree of privacy.

### **Material Information.**

Electric, Water, Gas, Sewerage All Mains 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)







## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.