



**Hobbs & Webb**

**WOODSTOCK ROAD**  
Weston-super-Mare, BS22 8AH

Price £290,000





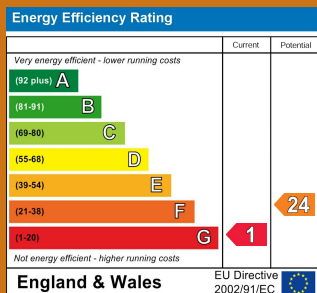
Huge potential with no onward chain, located on the level within the ever popular Milton area of Weston-super-Mare, within a short walk of Ashcombe Park, local shops and primary schools a 1930's style semi detached house. The property will require extensive modernisation but offers plenty of opportunity to extend and create further accommodation subject to the required consents being set in a much larger than average south westerly facing plot. The property has already been slightly extended and is arranged as entrance hall, lounge, sitting / dining room, kitchen breakfast room, 3 double bedrooms and bathroom. Outside a front garden with a shared driveway to parking space and garage in turn leading to the garden with an average measurement of 90'0" x 51'0" (27.43m x 15.54m).

### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: G



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

**01934 644664**

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



# PROPERTY DESCRIPTION

Glazed double timber doors to.

## Entrance Porch

6'1" x 2'4" max (1.85m x 0.71m max)

Half glazed timber door and side panels to.

## Entrance Hall

Window to side, under stair storage cupboard.

## Lounge

13'6" bay x 11'11" recess (4.11m bay x 3.63m recess)

Single glazed timber bay window to front, chimney breast with open fire place with tiled surround hearth and mantle.

## Dining / Sitting room

19'1" x 10'1" narrowing to 9'0" (5.82m x 3.07m narrowing to 2.74m)

Chimney breast with open fire place with tiled surround, hearth and mantle, aluminium sliding patio doors to the rear garden.

## Kitchen / breakfast room

16'4" x 8'5" (4.98m x 2.57m)

Timber window to side and Upvc double glazed window to rear garden, double drainer single bowl sink with double and single cupboard under, plumbing for washing machine, gas cooker point.

From entrance hall staircase to.

## First floor landing

Window to side, loft access to part boarded loft space with light.

## Bedroom 1

14'2" bay x 10'9" to chimney breast (4.32m bay x 3.28m to chimney breast)

Plus 2 recess's one with built in double wardrobe and over head storage cupboards., single glazed bay window to the front.

## Bedroom 2

11'10" x 10'1" recess to 9'0" to the chimney brea (3.61m x 3.07m recess to 2.74m to the chimney brea)

Window over looking the rear gaden.

## Bedroom 3

12'3" x 8'5" (3.73m x 2.57m)

West facing window over looking the rear garden.

## Bstroom

7'2" x 6'5" (2.18m x 1.96m)

Wash hand basin, low level W.C., bath, tiled surrounds, window to front.

## Outside

Front garden laid to lawn with path, flower and shrub borders. Shared driveway laid to chippings with parking space to the front of the garage. The garage measures 19'1" x 9'2" to 8'10" pier with up and over door, power, light, window to rear and personal door to side. The rear garden is a real feature of the property and offers unlimited potential average measurement of 90'0" x 51'0" ((27.43m x 15.54m) laid to predominately to lawn with various trees being south westerly facing and enclosed by timber fencing.

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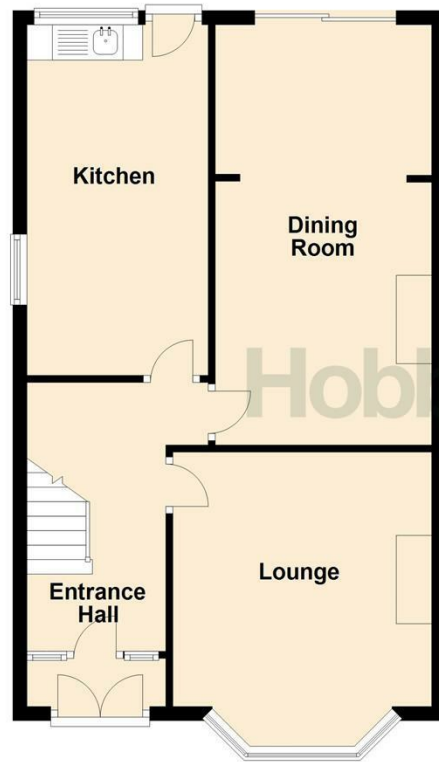








### Ground Floor



### First Floor



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 representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

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Sun 10.30am - 2.30pm



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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.