



Hobbs & Webb

SOUTHVILLE ROAD
Weston-super-Mare, BS23 4LX

Price £325,000



If you are looking for a 1930's house in the popular area of Southward..... then look no further.

This three bedroom semi-detached house offers plenty of space for a growing family but would benefit from some cosmetic improvements.

Being offered to the market with no onward chain complications, some of the key features to this lovely home include three reception rooms, rear garden which measures approximately 80ft and a 22ft garage.

Internally the accommodation comprises; entrance porch, entrance hall, lounge, sitting room, breakfast room, kitchen, utility/office, cloakroom, landing, three bedrooms, bathroom and separate WC.

An internal viewing is strongly advised.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
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

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PROPERTY DESCRIPTION

Entrance Porch

Arched entrance door with glazed inset and side panels and an obscured glazed door leading into the entrance hall.

Entrance Hall

Picture rail, stairs rising to the first floor landing, two useful under stairs storage cupboards, radiator, telephone point and doors to:-

Lounge

14'8 into the bay x 12'5 (4.47m into the bay x 3.78m)

Coved ceiling, picture rail, uPVC double glazed square bay window to the front, radiator, gas flame fire with feature surround, television point and wall lights.

Sitting Room

12'10 x 10'4 (3.91m x 3.15m)

uPVC double glazed window to rear, gas coal effect fire with back boiler with tiled surround and marble hearth, television aerial and coved ceiling.

Breakfast Room

11'4 x 8'1 (3.45m x 2.46m)

Coved ceiling, radiator, uPVC double glazed window to the side and double doors leading to:-

Kitchen

11'0 x 8'1 (3.35m x 2.46m)

A matching range of wall and base cupboards and drawer units with display cupboard, rolled edge work surfaces and inset one bowl stainless steel sink and drainer unit with mixer tap over. Space for freestanding electric cooker, space

and plumbing for washing machine, space for undercounter fridge, uPVC double glazed window to the side, uPVC obscured double glazed door providing access to the rear garden and door to:-

Utility/Office

9'8 narrowing to 4'2 x 8'9 (2.95m narrowing to 1.27m x 2.67m)

An L shaped room which would make an ideal utility room or home office.

Single glazed window to the rear, obscured glazed door providing access to the garden and door to:-

Cloakroom

Low level WC, wall mounted wash hand basin with twin taps over and tiled splashbacks, and single glazed window to the side.

Landing

Skylight/loft access and doors to:-

Bedroom One

14'8 into the bay x 12'7 (4.47m into the bay x 3.84m)

Square uPVC double glazed bay window to the front, radiator, picture rail, small cupboard with double doors with useful shelving.

Bedroom Two

12'10 x 13'4 (3.91m x 4.06m)

uPVC double glazed window to the rear, radiator, picture rail, small cupboard with double doors with useful shelving.

PROPERTY DESCRIPTION

Bedroom Three

8'3 x 5'10 (2.51m x 1.78m)

uPVC double glazed window to the front and radiator.

Bathroom

Panelled bath with mixer tap, Mira Sport electric shower and sliding glass shower screen, Pedestal wash hand basin with twin taps over, partially tiled walls, radiator, uPVC obscured double glazed window to the rear, light with shaver point and large cupboard housing the hot water tank.

WC

uPVC obscured double glazed window to rear, low level WC and partially tiled walls.

Outside

Enclosed low maintenance front garden with gated access to hard standing and driveway (measuring 6'9" in width) which leads along the side of the house to the garage set within the rear garden. The rear garden is enclosed and measures 80' in length, not including a decent size concrete patio area which would be a perfect seating/hosting area. A good size section of lawn with shrub borders leads to a summerhouse and garden shed surrounded by areas laid to stone chippings.

Garage

22' x 9'0 (6.71m x 2.74m)

Up and over door, power, lighting, window to rear providing natural light, plus personal door to side.

Material Information.

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









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Plan produced using PlanUp.

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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.