



**Hobbs & Webb**

**OLDMIXON ROAD**  
Weston-super-Mare, BS24 9NR

Price £325,000





An opportunity to purchase an individually built detached bungalow in a convenient position on the southern outskirts of Weston-super-Mare. The property has Upvc double glazing, gas central heating with the accommodation arranged as Lounge, modern fitted kitchen, Upvc double glazed conservatory, 2 double bedrooms, and modern fitted shower room. Outside set in a good size plot with block paved driveway providing parking for several cars to former detached garage now arranged as storage room and separate utility room which could also suit home office, leading to attractive rear gardens.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

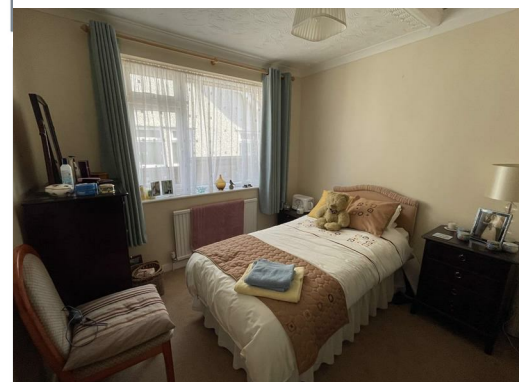
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(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**

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



# PROPERTY DESCRIPTION

Upvc double glazed door to.

## Entrance Hall

Telephone point, radiator, Upvc double glazed window to side, part shelved boiler cupboard with Worcester gas fired boiler providing hot water and central heating.

## Lounge

14'2" x 13'1" (4.32 x 3.99 (4.31 x 3.98))

Into walk in Upvc double glazed southerly facing bay window, further Upvc double glazed window to side, chimney breast with electric fire with timber surround, double radiator, T.V. point.

## Kitchen

12'9" x 8'8" (3.89 x 2.64)

Dual aspect room with Upvc double glazed window to front and rear, coved ceiling, 4 recessed spot lights with further triple spot light. Fitted with modern range of units comprising 6 single wall cupboards, over cooker unit, single bowl single drainer porcelain sink with mixer tap over and cupboard under, integrated washing machine, single base cupboard, double and triple drawers with 2 deep pan drawers, integrated slimline dishwasher, timber effect work tops, tiled surrounds, integrated stainless steel 4 ring gas hob with stainless steel chimney extractor hood and light over, integrated stainless steel double electric oven and grill, tiled floor, double radiator and half glazed door to.

## Rear lobby

Double doors to part shelved storage cupboard, and archway to.

## Upvc Conservatory

9'3" x 8'8" (2.82 x 2.64)

Built with base wall construction, pitched polycarbonate roof, Upvc double glazed windows and Upvc double glazed double doors to the rear garden. Wired for 2 double wall lights, double radiator, T.V. point.

## Bedroom1

12'3" x 10'5" (3.73 x 3.18)

Coved ceiling, Upvc double glazed window to rear, double radiator.

## Bedroom 2

10'5" x 9'7" (3.18 x 2.92)

Coved ceiling, Upvc double glazed window to side radiator.

## Shower room

Extractor, 2 recessed spot lights, chrome heated towel rail, white suite of pedestal wash hand basin with mixer tap over, low level W.C. tiled shower cubicle with curved sliding screen and electric shower, fully tiled walls, tiled floor, chrome heated towel rail.

## Outside

Approached via 5 bar timber gate and pedestrian gate leading to block paved driveway providing parking for several cars, with chipping stone beds and shrubs. Former detached garage now split into Storage room with door and window to driveway, power and light and measuring 8' 9" x 8' 5" (2.66m x 2.56m). The rear is now a utility room with Upvc double glazed door to the rear garden with work top, power and light and plumbing, would also suit a

# PROPERTY DESCRIPTION

home office measuring 8' 8" x 8' 3" (2.64m x 2.51m) The rear garden is approximately 66' 0" x 37' 0" (20.10m x 11.27m), laid to block paved patio area with blocked paved pathway and area of lawn to side, chipping stone beds, flower and shrub beds and borders, timber garden shed and summer house being enclosed by block walling and timber fencing.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Heating via gas central heating
- Sewerage via mains drains
- Broadband fibre to cabinet

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)







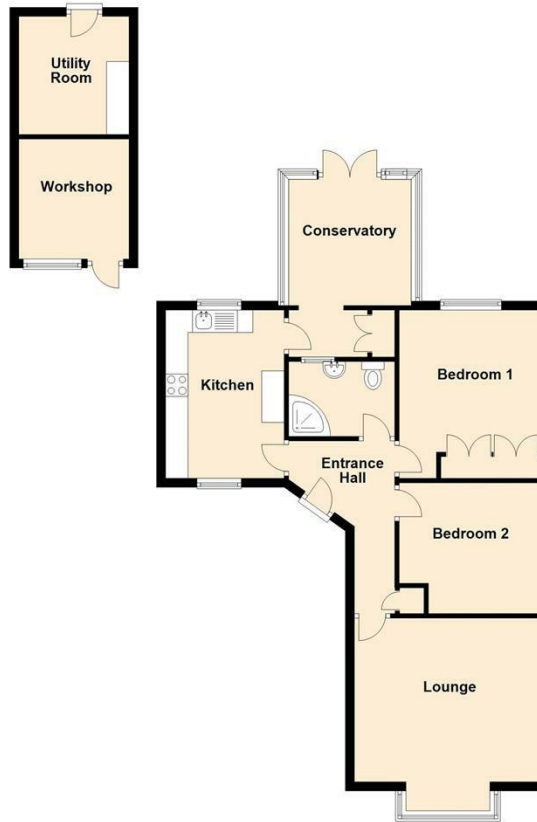








**Ground Floor**  
Approx. 82.4 sq. metres (886.5 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 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

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

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.