



Hobbs & Webb

PINE HILL

Weston-super-Mare, BS22 9DW

Offers In Excess Of £375,000



Being offered to the market with no onward chain is this lovely, extended two bedroom detached bungalow situated on Worle Hillside and just a short walk to Worle Village and all its amenities.

To the front of the bungalow is two driveways, one leading to the garage, a block paved front garden with hedge screening and access to the front entrance porch which in turn provides access to the welcoming entrance hall.

The two generous double bedrooms are located at the front of the bungalow and enjoys a sunny westerly aspect with large walk in bay windows,

The living room approximately 23ft in length, having been extended and has a pleasant outlook overlooking the well maintained rear garden. The dining room also provides access to the rear garden and has a large opening leading to the kitchen and an internal door to the garage.

The rear garden is certainly one of the main features to this lovely home and is predominately laid to lawn with two separate patio areas, fully fenced and enjoys a private setting.

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		
(55-68) D		
(39-54) E	54	
(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@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Porch

Entered via a UPVC double glazed door with a further door entering into the Entrance Hall.

Entrance Hall

Radiator, smoke alarm, wall mounted thermostat, loft access and doors to:-

Bedroom One

11'7 x 13'0 into bay (3.53m x 3.96m into bay)

Enjoying a sunny westerly aspect with walk in uPVC double glazed bay window to front, radiator and two built in wardrobes with hanging, shelving and drawer below.

Bedroom Two

11'4 x 13'0 into the bay (3.45m x 3.96m into the bay)

Another bright sunny room with westerly aspect walk in uPVC double glazed bay window to the front and radiator.

Living Room

23'2 x 11'4 (7.06m x 3.45m)

A superb size room, having been extended and enjoying a lovely outlook over the rear garden. Two radiators, television aerial, uPVC double glazed windows to the rear and uPVC French doors leading to the rear garden.

Dining Room

11 x 14'1 max 11'0 min (3.35m x 4.29m max 3.35m min)

uPVC double glazed window to the rear, airing cupboard housing 'Worcester' gas boiler, feature brick fireplace (not currently in use, two recess shelving areas, uPVC double glazed door to the rear garden and opening through to:-

Kitchen

6'10 x 13'1 (2.08m x 3.99m)

Enjoying a matching range of wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl ceramic sink and drainer unit with mixer tap over. Eye level electric fan assisted double oven, electric hob with extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer, uPVC double glazed window to the rear, tiled flooring and door providing access to the garage.

Shower Room

7'7 x 6'3 (2.31m x 1.91m)

A white suite comprising double with fully tiled shower cubicle with mains chrome shower attachment, low level WC, pedestal wash hand basin with mixer tap over, fully tiled walls and uPVC obscured double glazed window to the rear.

Garage

16'6 x 7'7 (5.03m x 2.31m)

Up and over door, power, lighting and rear access door to the kitchen.

Outside

Front Garden & Driveways

To the front of the property is a tarmac driveway providing parking for two vehicles and access to the garage. A further block paved driveway which continues to the front garden and allows access to the entrance porch.

Rear Garden

PROPERTY DESCRIPTION

The garden has to be one of the main selling features to this lovely bungalow.

Enjoying a superb size rear garden which is highly private and enclosed by fencing, mature hedging and shrubs. Predominately laid to lawn with two block paved patio areas, timber shed, specimen cherry and silver birch trees.

Side access with wooden gate leading back to the front of the property.

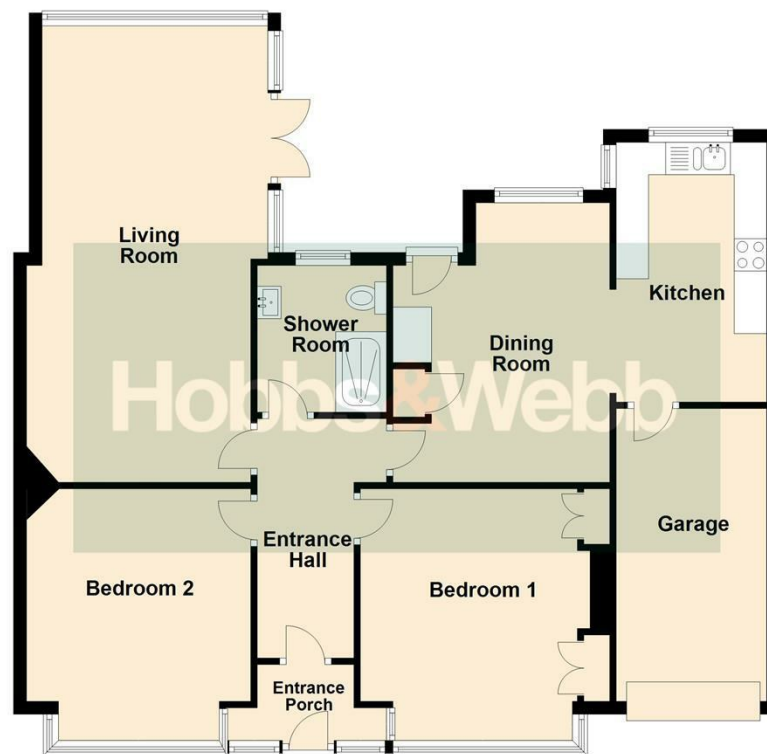






Ground Floor

Approx. 101.2 sq. metres (1089.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

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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.