



Hobbs & Webb

RECTORY LANE
Weston-super-Mare, BS24 0PE

Price £380,000



Located in the heart of this popular village, approximately 4 miles to the south of Weston-super-Mare in a quiet cul de sac position, a detached 3 / 4 bedroom bungalow.

The property which has gas central heating, the majority of the windows are Upvc double glazed offers no onward chain and spacious flexible accommodation, but will however benefit from some modernisation.

An entrance porch leads to the entrance hall, a dual aspect L shaped lounge overlooks the southerly facing rear garden, as does the kitchen diner. Depending on requirements there are either 3 or 4 bedrooms , a bathroom and separate cloakroom. Outside a driveway provides parking for several vehicles leading to a garage, whilst the rear garden is private enclosed and southerly facing.

As previously mentioned the property is situated in the centre of the village of Bleadon within a short walk of the village pub and church, a village store / post office and cafe are also with in an easy level walk.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	59
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

Upvc double glazed door and side panels to.

Entrance Porch

5'3" x 3'3" (1.60m x 0.99m)

Tiled floor, inner timber glazed door and side panels to.

Entrance Hall

Display alcove, radiator, boiler cupboard housing Ideal Mexico floor standing gas fired boiler, double doors to airing cupboard housing factory insulated tank with immersion, further double storage cupboard.

Lounge

20'0" to 11'10" x 16'10" (6.10m to 3.61m x 5.13m)

An L shaped room which is dual aspect with Upvc double glazed window to front and Upvc double glazed window overlooking the rear garden. Coved ceiling, 2 radiators, gas coal effect fire with reconstituted stone surround, hearth, and mantle, T.V. point, Upvc double glazed door to rear garden.

Kitchen / diner

20'10" x 9'4" to 8'0" (6.35m x 2.84m to 2.44m)

Coved ceiling, Upvc double glazed window to side, Upvc double glazed sliding patio doors to the rear garden. Fitted with double and single wall cupboards, larder unit, one and a half bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards, corner display unit and triple base drawers with roll edge work tops over with tiled splash backs. 4 ring gas hob with extractor hood and light over double electric oven and grill, plumbing for washing machine, part tiled floor, radiator, T.V. point.

Bedroom 1

11'1" x 10'2" (3.38m x 3.10m)

Coved ceiling, Upvc double glazed window overlooking the rear garden, radiator, built in double wardrobe and dressing table.

Inner hall

Radiator, shelved storage cupboard, loft access with pull down ladder.

Bedroom 2

13'9" x 8'2" (4.19m x 2.49m)

Including 2 single wardrobes and overhead storage cupboards but plus recess and shelved storage cupboard, Upvc double glazed window to side, radiator.

Bedroom 3

11'4" x 8'6" (3.45m x 2.59m)

Including double and single wardrobes and overhead storage cupboards, Upvc double glazed window to front, single radiator.

Bedroom 4

11'0" x 8'7" (3.35m x 2.62m)

A dual aspect room with Upvc double glazed windows to front and side, radiator, single wardrobe.

Bathroom

Single glazed timber window to side, panelled bath, low level W.C., pedestal wash hand basin, bidet, tiled surrounds, shaver socket, radiator.

PROPERTY DESCRIPTION

Cloakroom

Timber single glazed window to side, low level W.C., wash hand basin with tiled splash back.

Outside

The front garden is laid to tarmacadam driveway providing parking for several cars, paved patio and path area of lawn, flower and shrubs. The driveway leads to a garage measuring 19'8" x 8'0" to 7'0" (5.99m x 2.44m to 2.13m), with electric roller door, 2 windows to side further window and door to the rear garden, light, power, outside tap and access to loft storage space.

Pedestrian access to the East side of the property via timber gate to the rear garden which measures approximately 50'0" x 45'0" (15.24m x 13.72m), is private southerly facing and enclosed by timber fencing and local limestone walling, laid to a paved patio terrace with steps down to lawn with shrub borders.

Material Information.

Additional information not previously mentioned

- Mains electric
- Mains water
- Heating via gas central heating
- Sewerage via mains drainage Bristol and Wessex water
- Broadband via fibre to the 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

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

Flood Information:

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







Ground Floor

Approx. 135.7 sq. metres (1461.0 sq. feet)



Total area: approx. 135.7 sq. metres (1461.0 sq. feet)

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Plan produced using PlanUp.

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IMPORTANT NOTICE

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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.