



**Hobbs & Webb**

**ELLENBOROUGH CRESCENT**

Weston-Super-Mare, BS23 1XL

Price £449,500





Hobbs and Webb are delighted to welcome to the market with no onward chain this substantial Grade II listed, three storey residence, built in 1863 which occupies a highly sought after and prestigious position in Ellenborough Crescent opposite a lovely park and a short walk to Weston Sea Front.

The charming period building providing just over 2,800 sq. feet of versatile accommodation which would benefit updating throughout, or potentially converted into flats (subject to the necessary consents).

Outside the property enjoys good size front and rear garden, garage to the rear and potential to create off street parking.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

## Front Garden

Wrought iron gates opening to the front garden that is mostly laid to lawn with plants and shrub border, a pathway which leads to the original front entrance door.

## Entrance Vestibule

6'7 x 7'7 (2.01m x 2.31m)

Entered via a wooden front door, dado rail, wood effect flooring, two doors, one leading to the ground floor accommodation and the other leading to staircase rising to the first floor accommodation.

## Ground Floor Hallway

19'6" x 7'7" (5.94m x 2.31m)

Dado rail, understairs storage cupboard, wood effect flooring, telephone point and doors to:-

## Lounge

17'10 x 11'5 (5.44m x 3.48m)

Single glazed sash window to front with shutters, cornice coved ceiling, picture rail, feature fireplace, wood effect flooring and wall lights.

## Bedroom/Reception Room

16'2 x 8'10 (4.93m x 2.69m)

Picture Rail, built in wardrobes and door to the Kitchen/Dining Room.

## Sitting Room

17'1 x 10'5 (5.21m x 3.18m)

Brick feature fireplace with stove, picture rail, beamed ceiling, radiator, basket weave parquet flooring, door to the kitchen/dining room and stairs to:-

## Hobby Room

16' x 7'1 (4.88m x 2.16m)

A versatile room which would lend itself for a crafts and hobby room, slopping ceiling with part restricted head height and single glazed window to rear.

## Kitchen/Dining Room

20'4 x 16'4 (6.20m x 4.98m)

A fitted kitchen comprising wall and base cupboard units with work surfaces over. Inset 1 bowl stainless steel sink and drainer unit with twin taps over. Space for freestanding gas cooker, fridge/freezer and washing machine. Single glazed window on to rear hall, double glazed window overlooking the rear garden, two skylights, radiator, parquet style flooring in dining area, tiled flooring in kitchen area, steps down to the basement and door to:-

## Rear Hall

Door to the garden, parquet style vinyl flooring and door to:-

## Ground Floor Bathroom

Paneled bath, low level WC, pedestal wash hand basin, partially tiled walls, wall mounted gas boiler, airing cupboard housing hot water tank, dado rail, radiator, vinyl flooring and single glazed obscure window.

## Rear Garden

Fully enclosed by stone walls and predominately laid to lawn with mature flower, shrubs, hedges and trees. Path leading to the rear of the garden where you will find gates opening to the road behind and personnel door to the garage.

# PROPERTY DESCRIPTION

## Garage

17'1 x 9'0 (5.21m x 2.74m)

Door to the front and rear personnel door to the rear garden.

## First Floor Landing

Stairs rising to the second floor, coved ceiling and doors to:-

## Bedroom One

17'1 x 9'5 (5.21m x 2.87m)

Large single glazed sash window to front with shutters, corniced coved ceiling, picture rail, feature fireplace with gas fire inset.

## Bedroom Four

16'10 x 10'3 (5.13m x 3.12m)

Single glazed window to rear, stainless steel sink with mixer tap and cupboard below, coved ceiling and picture rail.

## Bedroom Six

17'1 x 9'5 (5.21m x 2.87m)

Large single glazed sash window with shutters, corniced coved ceiling and picture rail.

## Kitchenette

12'2 x 4'9 (3.71m x 1.45m)

Single glazed window to rear, stainless steel sink with mixer taps over and cupboard below and vinyl flooring.

## First Floor Bathroom

Single glazed window to rear, low level WC, pedestal wash hand basin, paneled bath and vinyl flooring.

## Shower Room

Low level WC, shower cubicle with electric shower and vinyl flooring.

## Second Floor Landing

Skylight, coved ceiling and doors to:-

## Bedroom Two

17'1 x 9'1 (5.21m x 2.77m )

Single glazed sash window to front and coved ceiling.

## Bedroom Three

17'1 x 9'2 (5.21m x 2.79m)

Single glazed window to front, coved ceiling and gas fire.

## Bedroom Five

16'2 x 9'7 (4.93m x 2.92m )

Single glazed window to rear and wash hand basin with twin taps.

## Second Floor Bathroom

Bath with twin taps over, low level WC, wall mounted wash hand basin, single glazed window to rear and vinyl flooring.

## Kitchenette Two

16'6 x 5'4 (5.03m x 1.63m )

Sink and drainer with twin taps over and cupboard below, single glazed window to rear and vinyl flooring.

















Total area: approx. 3427.8 sq. feet

For full details of the property, including the location, size, area, and other details, please contact the agent. The agent is not responsible for the accuracy of the information provided in this document. The agent is not responsible for the accuracy of the information provided in this document. The agent is not responsible for the accuracy of the information provided in this document.

# Hobbs & Webb

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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.