



Hobbs & Webb

BROMPTON ROAD
Weston-super-Mare, BS24 9BN

Price £230,000



A fantastic opportunity for first time buyers or buy to let investors to acquire a good size extended 3 bed house with the added benefit of a garage which provides an additional useful storage space. Enjoying Upvc double glazing and gas central heating the property has a good size entrance hall, lounge, modern fitted kitchen / breakfast room which leads to a Upvc double glazed conservatory / dining room with a pitched tiled roof. To the first floor 2 double and a larger than average single bedroom, bathroom, separate toilet and a useful storage cupboard. Outside front and enclosed south facing rear garden with access to a useful garden store.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 front door and side panels to.

Entrance Hall

14'11" x 7'10" (4.55m x 2.39m)

Including stair case with under stair storage cupboard, telephone point, radiator with cover.

Lounge

12'11" x 10'6" (3.94m x 3.20m)

Upvc double glazed shallow bay window to front, dado rail, T.V. point, radiator.

Kitchen / diner

15'10" x 8'0" (4.83m x 2.44m)

Upvc double glazed window to rear, fitted with modern range of light oak style units comprising 2 double and double glass fronted display unit and 4 single wall cupboards with concealed lighting under. Single bowl single drainer polycarbonate sink with mixer tap over and cupboard under, space and plumbing for a slim line dishwasher, plumbing for a washing machine, range of double and single base cupboards and drawers, set of 4 base drawers with one deep pan drawer, wine rack, work tops over with tiled surrounds. Space for fridge, freezer and tumble dryer, radiator, tiled floor, Upvc double glazed sliding patio doors to.

Upvc double glazed Conservatory

10'10" x 8'3" to 8'11" (3.30m x 2.51m to 2.72m)

Built with pitched tiled roof, base walls with Upvc double glazed windows to side and rear, power point and wired for 2 wall lights, radiator, tiled floor, Upvc double glazed sliding patio door to rear garden.

From entrance hall spindle balustraded quarter turn stair case to

First floor landing

access to useful storage cupboard 5'8" x 3'9" (1.73m x 1.14m), loft access with pull down ladder to insulated and boarded loft space.

Bedroom 1

11'5" x 9'10" (3.48m x 3.00m)

Upvc double glazed window to front, radiator.

Bedroom 2

9'10" x 9'10" (3.00m x 3.00m)

Southerly facing Upvc double glazed window to rear, radiator.

Bedroom 3

8'11" x 7'6" (2.72m x 2.29m)

Upvc double glazed window to front, radiator.

Cloakroom

5'7" x 3'4" (1.70m x 1.02m)

Upvc double glazed window, white low level W.C.

Bathroom

8'2" x 5'4" (2.49m x 1.63m)

Including boiler cupboard housing gas fired boiler providing hot water and central heating. The bathroom is fitted with a white suite of panelled bath with mains mixer shower unit over with glazed screen, vanity wash hand basin with mixer tap over and cupboards and drawers under, fully tiled walls,

PROPERTY DESCRIPTION

tiled floor, 3 spot light one with integrated extractor, heated towel rail, Upvc double glazed window.

Outside

Front garden laid to paved path and chipping beds. The rear garden is approximately 30'0" x 20'0" (9.14m x 6.10m), is southerly facing and enclosed by timber fencing laid to paved and timber decked seating areas, chipping stone beds with outside tap and access to garden store room with light and power measuring 8'8" x 2'8" (2.64m x 0.81m), a rear pedestrian timber gate gives access to pathway to the rear which leads to a garage in a block to the rear of the property measuring 15'1" x 8'1" to 7'7" piers (4.60m x 2.46m to 2.31m piers) with up and over door and storage in the roof pitch.

Tenure

Freehold

Please note the property has solar panels on a 25 year lease with approximately 12 years left on the lease.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply on a water meter supplied by Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the property

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. 48.1 sq. metres (517.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 86.3 sq. metres (928.7 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 representation either by the Seller or his Agent Copyright Hobbs and Webb Plan produced using PlanUp.

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

Sun 10.30am - 2.30pm



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.