



Hobbs & Webb

NORTH HILLS CLOSE
Weston-super-Mare, BS24 9XJ

Price £240,000



Hobbs and Webb are delighted to welcome to the market this lovely presented three-bedroom staggered terrace house, situated in the highly sought Woodside development and offered to the market with no onward chain.

Upon entering, you'll be greeted by a welcoming entrance hall with stairs rising to the first floor landing and door into the lounge. The lounge boasts a warm and inviting atmosphere, complete with an opening to the spacious kitchen/diner, perfect for entertaining guests or enjoying a family meal. The kitchen/diner features patio doors leading to a south facing rear garden, offering ample natural light and a tranquil outdoor space to unwind. Additionally, this property comes with a garage, conveniently accessible via a personnel door from the rear garden.

Upstairs, you'll discover two generous size double bedrooms along with a cozy single bedroom, providing versatility for various needs, and completing the upper level is a modern family bathroom.

Don't miss out on the opportunity to call this beautifully improved house your home.

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		88
(81-91)	B		
(69-80)	C	72	
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Vestibule

Composite entrance door into entrance vestibule, tiled flooring, recess with space for tumble dryer and uPVC obscured double glazed door into the entrance hall,

Entrance Hall

Tiled flooring, radiator, stairs rising to the first floor landing, meter cupboard and door to the lounge.

Lounge

12'5 x 10'10 (3.78m x 3.30m)

Wood effect flooring, understairs storage cupboard, uPVC double glazed window with front aspect, television point, telephone point, square arch opening to:-

Kitchen/Diner

15'7 x 11'5 (4.75m x 3.48m)

A lovely spacious kitchen/diner with fitted white wall and floor cupboard and drawer units with solid oak work surfaces and tiled splashbacks. Inset two circular stainless steel sinks with mixer tap over. Inset four gas hob with oven below and extractor fan over. Space and plumbing for washing machine, uPVC double glazed window to the rear, tiled flooring and uPVC double glazed French doors to the rear garden.

Landing

Loft access, airing cupboard housing 'Worcester' gas boiler and doors to the bedrooms and bathroom.

Bedroom One

12' x 8' (3.66m x 2.44m)

South facing uPVC double glazed window and radiator.

Bedroom Two

10'7 x 8' (3.23m x 2.44m)

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

7'9 x 7'5 (2.36m x 2.26m)

uPVC double glazed window to the front aspect and radiator.

Bathroom

A three piece modern bathroom suite comprising white panelled bath with twin taps and electric 'Triton' shower over. Pedestal wash hand basin with mixer tap over, low level WC, partially tiled walls, uPVC obscured double glazed window to the rear and mosaic floor tiles.

Rear Garden

A south facing garden which is accessed via the patio doors from the kitchen to a raised patio area with steps down to an artificial lawn with furthers steps down to a rear personnel door to the garden. Fully fenced to each side.

Garage

16'8 x 7'10 (5.08m x 2.39m)

Up and over door to front, power, lighting and rear access door to the garden. Please note the garage is set within a block of garages directly approached from the back garden.

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:

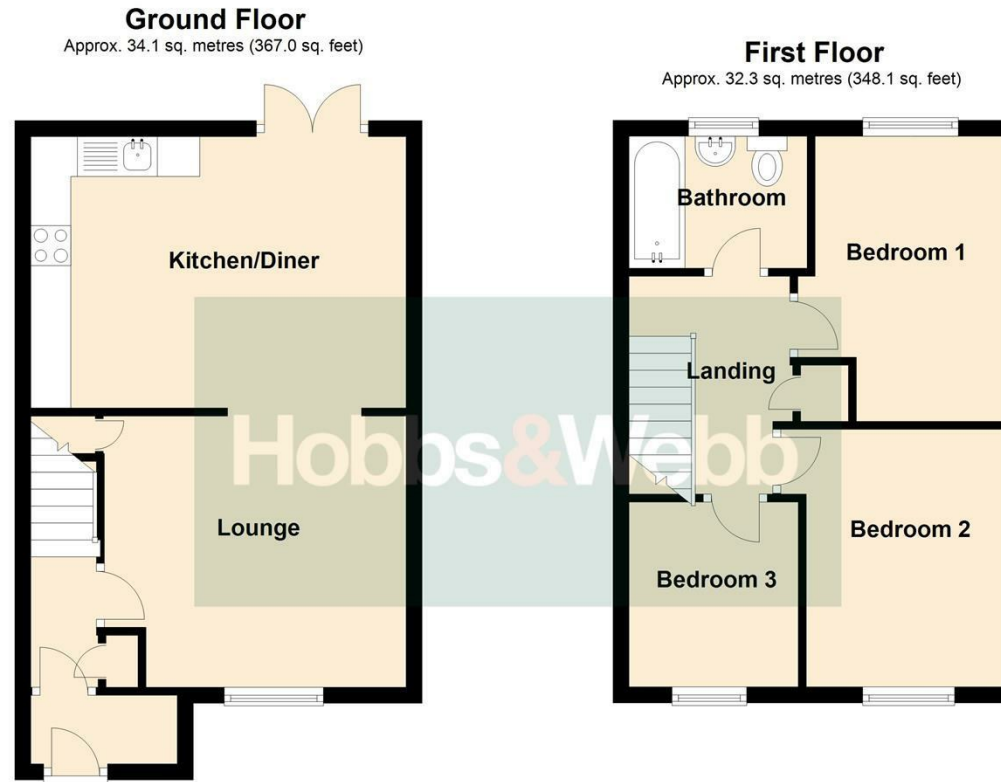
flood-map-for-planning.service.gov.uk/location











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Plan produced using PlanUp.

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01934 644664

Open 7 days a week

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.