



Hobbs & Webb

BRENDON AVENUE
Weston-Super-Mare, BS23 2TE

Price £330,000



Being sold with no forward chain complications, located in this popular road on the lower southerly facing slopes of Weston-super-Mare hillside a detached bungalow with views to the rear across Weston-super-Mare cemetery and Town. As well as Upvc double glazing and gas central heating the property has the additional benefit of owned out right solar panels thus achieving an EPC rating of B. The property is nestled beneath Brendon Avenue being approached via a sloping driveway which affords parking for numerous vehicles, the property enjoys a good size lounge which over looks the rear garden as does the kitchen and Upvc double glazed conservatory, there are also 2 double bedrooms and bathroom and good size south westerly facing garden to the rear again affording views over Weston.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: B

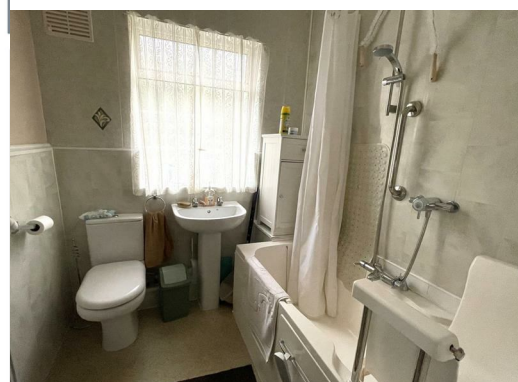
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Upvc double doors to.

Entrance Porch

3'10" x 2'7" (1.17m x 0.79m)

Light, tiled floor and inner Upvc double glazed door to.

Entrance Hall

Coved ceiling, radiator with cover, built in slimline double storage cupboard and further good size storage cupboard, dado rail, timber flooring.

Lounge

17'6" x 11'11" (5.33m x 3.63m)

A dual aspect room with Upvc double glazed window to rear affording views across Weston to Uphill hill and church, 2 further Upvc double glazed windows to side, chimney breast with tiled surround mantle and hearth with inset wood burning stove, wired for 2 wall light, radiator with cover, T.V., point timer flooring.

Kitchen

10'5" x 8'10" (3.18m x 2.69m)

Upvc double glazed window to rear, radiator with cover, fitted with range of units comprising double and single wall cupboards, 2 glass fronted wall display cabinets, corner display units, over extractor cupboard, single bowl single drainer polycarbonate sink with mixer tap over and cupboard under, further double and single base cupboards and drawers with roll edge work tops over and tiled surrounds. Space for fridge and freezer, integrated gas hob with extractor hood and light over, integrated electric oven, plumbing for a dishwasher, timber flooring, door to.

Utility cupboard

5'5" x 3'10" (1.65m x 1.17m)

Upvc double glazed window to side, work top with base cupboard below, wall mounted gas fired boiler providing hot water and central heating, tiled floor.

From the kitchen Upvc double glazed door to.

Upvc double glazed conservatory

14'0" extending to 19'6" x 10'10" max (4.27m extending to 5.94m x 3.30m max)

Built of base wall construction with polycarbonate roof and Upvc double glazed windows to both sides and rear and affording views over Weston. 2 radiators, tiled floor, ceiling light and fan and wall light.

Bedroom 1

12'1" x 11'10" (3.68m x 3.61m)

Coved ceiling, Upvc double glazed windows to front and side, radiator and timber flooring.

Bedroom 2

10'10" x 9'0" (3.30m x 2.74m)

Including 2 single wardrobes and 2 double overhead storage cupboards, Upvc double glazed window to front, coved ceiling, dado rail, radiator, timber flooring.

Bathroom

6'11" x 6'3" (2.11m x 1.91m)

Coved ceiling, Upvc double glazed window to side, fitted with a white suite of panelled bath with mixer tap and mains mixer shower unit over, pedestal wash hand basin, low level W.C part tiled and part shower back walls, radiator.

PROPERTY DESCRIPTION

Outside

Block paved parking bay at road level with a block paved driveway providing parking and leading down to lower level block paved parking area, the remainder of the front garden to laid to flower and shrub beds and borders. Timber gated access to either side of the bungalow leads to the rear garden. The rear garden is a real feature of the property being south westerly facing and affording views over Weston, being laid to areas of lawn, a L shaped decked seating area which is accessed from and wraps around the conservatory, with sun shades, security light, flower and shrub beds and borders, 2 greenhouses, timber garden sheds and is enclosed by local lime stone walling

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Owned solar panels
- Mains electric supply
- Water metered supply via 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







Floor Plan
Approx. 86.4 sq. metres (929.8 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 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.

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.