



**Hobbs & Webb**

**BRIGHTON ROAD**  
Weston-super-Mare, BS23 3QG

Price £255,000



A good size Victorian style terraced house which although having part double glazing and gas central heating will appeal those looking to place their own stamp on property. Being sold with the benefit of no forward chain, and being located within the popular Southward area, the property is within a walking distance of local shops, the Sea front, Ellenborough park as well as the town centre and railway station of Weston-super-Mare. Offering good family sized accommodation comprising entrance hall lounge, separate dining room, breakfast room through to kitchen, on the first floor 4 bedrooms and bathroom with garden to rear which offers off road parking if desired accessed via a rear service lane.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

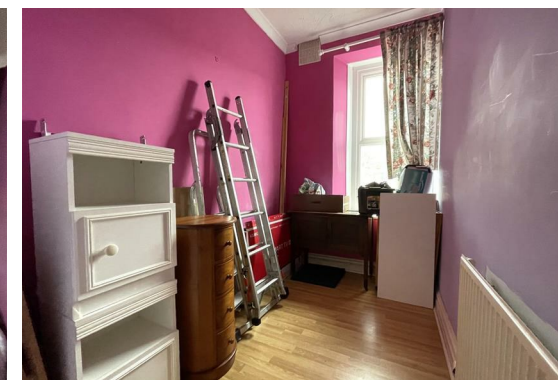
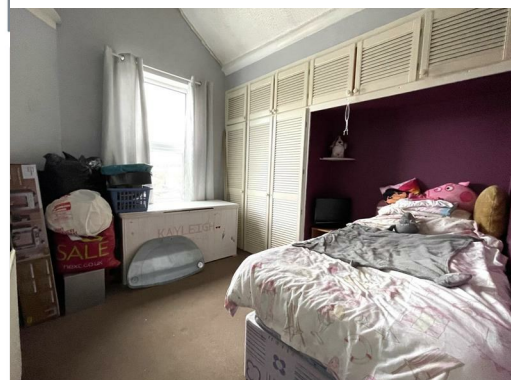
EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Timber part glazed front door and top light to.

## Entrance Porch

4'1" x 3'2" (1.24m x 0.97m)

Coved ceiling, dado rail, tiled floor with inset door mat, inner glazed timber door to.

## Entrance Hall

Coved ceiling, radiator, laminate flooring, under stair storage area, glazed door to.

## Lounge

14'11" bay x 13'6" recess to 12'4" (4.57m bay x 4.14m recess to 3.78m)

To Chimney breast. Coved ceiling, picture rail, chimney breast with open fire place with grate, hearth and timber mantle, radiator, Upvc double glazed south facing bay to front.

## Dining Room

12'0" x 11'1" (3.66m x 3.38m)

Coved ceiling, Upvc double glazed double French doors to the rear garden, 2 radiators, laminate flooring.

## Kitchen breakfast room

23'0" x 9'8" overall (7.01m x 2.95m overall)

Breakfast room with timber single glazed window to side, chimney breast with electric fire, radiator, serving hatch to dining room and archway through to kitchen area. The kitchen has timber single glazed windows to side and rear and is fitted with double and single wall cupboards, single bowl and sink tidy

single drainer sink with double cupboard under, further double and single base cupboards and drawers, plumbing for washing machine and dishwasher, space for fridge / freezer, space for cooker with chimney extractor hood and light over, roll edge work tops with tiles surrounds.

From entrance hall spindled balustraded stair case to half landing with further stairs up to.

## First floor landing

Loft access

## Bedroom 1

15'5" into bay x 11'3" recess to 10'4" (4.70m into bay x 3.43m recess to 3.15m )

To Chimney breast. Upvc double glazed south facing bay to front, radiator, wash hand basin with double cupboard below.

## Bedroom 2

11'11" x 11'3" (3.63m x 3.43m)

Upvc double glazed window to the rear, radiator, wash hand basin with mixer tap over and tiled splash back.

## Bedroom 4

8'7" x 5'8" (2.62m x 1.73m)

Coved ceiling, Upvc double glazed window to the front, radiator.

## Lower landing

With access to.

# PROPERTY DESCRIPTION

## Bedroom 3

9'10" x 9'5" (3.00m x 2.87m)

Triple louvered door wardrobes one housing gas fired boiler providing hot water and central heating, matching overhead storage cupboards, Upvc double glazed window to rear, radiator.

## Bathroom

7'6" x 6'5" (2.29m x 1.96m)

Upvc double and single glazed timber window to side, white suite of timber panelled bath, vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., fully tiled walls, extractor, radiator.

## Outside

Small front garden enclosed by local limestone walling with blue slate bed. The rear garden is predominantly laid to paving with outside tap, timber garden shed, enclosed by stone and block walling, timber gates allow vehicular access for parking from a service lane to the rear.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via Bristol Wessex water mains drainage

- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

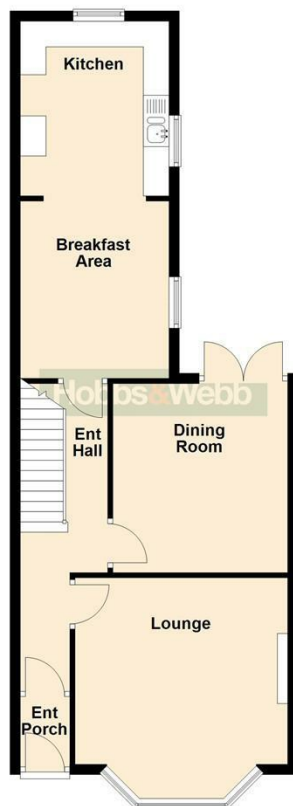






### Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 115.7 sq. metres (1245.9 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 a representation either by the Seller or his Agent. Copyright - Hobbs & Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 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.