



Hobbs & Webb

TRAFALGAR COURT
Weston-super-Mare, BS23 1PW

Price £210,000



Hobbs and Webb are delighted to bring to the market this modern two bedroom end of terrace house which is offered to the market with no onward chain complications. Nestled within a secluded cul-de-sac, this lovely home offers the luxury of parking and an oversized garage - a rare commodity in such a central location.

Conveniently positioned near Weston-super-Mare's town centre and a mere stroll from the sea front, this property epitomizes urban convenience without comprising on tranquility.

Ideal for both first time buyers and buy to let investors, the accommodation comprises an inviting entrance hall, cosy lounge, a spacious kitchen/diner, inner hall, cloakroom, conservatory, landing, two generously sized double bedrooms and a modern bathroom.

The rear garden, adorned with charming stone walls, presents a low maintenance retreat, perfect for leisurely afternoons or alfresco gatherings. The garage, larger than average, features a Hörmann electric up and over door, alongside power and lighting.

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		90
(81-91)	B		
(69-80)	C	73	
(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 Hall

Entered via an obscured double glazed entrance door, radiator, stairs rising to the first floor landing and door into:-

Lounge

12'1 x 12'5 (3.68m x 3.78m)

uPVC double glazed window to the front, radiator, television & telephone points, smoke alarm and door to:-

Kitchen/Diner

12' x 9'1 (3.66m x 2.77m)

A matching range of wall and floor cupboard and drawer units with rolling edge work surfaces and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with oven below, stainless steel splashback and extractor hood over. Space for tall fridge/freezer, integrated washing machine and concealed wall mounted 'Ideal' gas combi boiler which was fitted in 2021 and services the hot water and heating for the property. Wood effect flooring, radiator, uPVC double glazed window to the rear and doors to the conservatory and inner hall.

Inner Hall

Useful storage area under the stairs and door to the cloakroom.

Cloakroom

Low level WC, wall mounted wash hand basin with twin taps over and tiled splashbacks, radiator, uPVC obscured double glazed window to the rear and vinyl flooring.

Conservatory

uPVC construction with double glazed units, polycarbonate roof and uPVC double glazed French doors providing access to the rear garden.

Landing

Loft access, smoke alarm, radiator and doors to the bedrooms and bathroom.

Bedroom One

12'1 x 10'11 (3.68m x 3.33m)

uPVC double glazed window to the front, radiator, television & telephone points and walk in wardrobe with shelving and hanging rail.

Bedroom Two

10'7 x 7'9 (3.23m x 2.36m)

uPVC double glazed window to the rear, radiator and television aerial.

Bathroom

A white suite comprising panelled bath with mixer tap and over attachment over, pedestal wash hand basin with mixer tap over, low level WC, partially tiled walls, uPVC obscured double glazed window to the rear, chrome heated towel rail, extractor fan and vinyl flooring.

Rear Garden

A lovely private, stone walled rear garden which is laid to tarmac and block paving for easy maintenance. Outside tap and access to the garage.

PROPERTY DESCRIPTION

Parking & Garage

20'11 x 11'8 (6.38m x 3.56m)

One allocated parking space to the front of the garage. A Hörmann electric up and over door power, lighting and uPVC double glazed windows and French doors providing access to the rear garden.

Tenure

This property is freehold and residents currently each contribute £39.00 per annum to an insurance policy to cover any liability for repairs to the communal area.

Material Information.

- Mains electric, gas and water
- Water metered.
- Gas central heating
- Mains Drainage

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

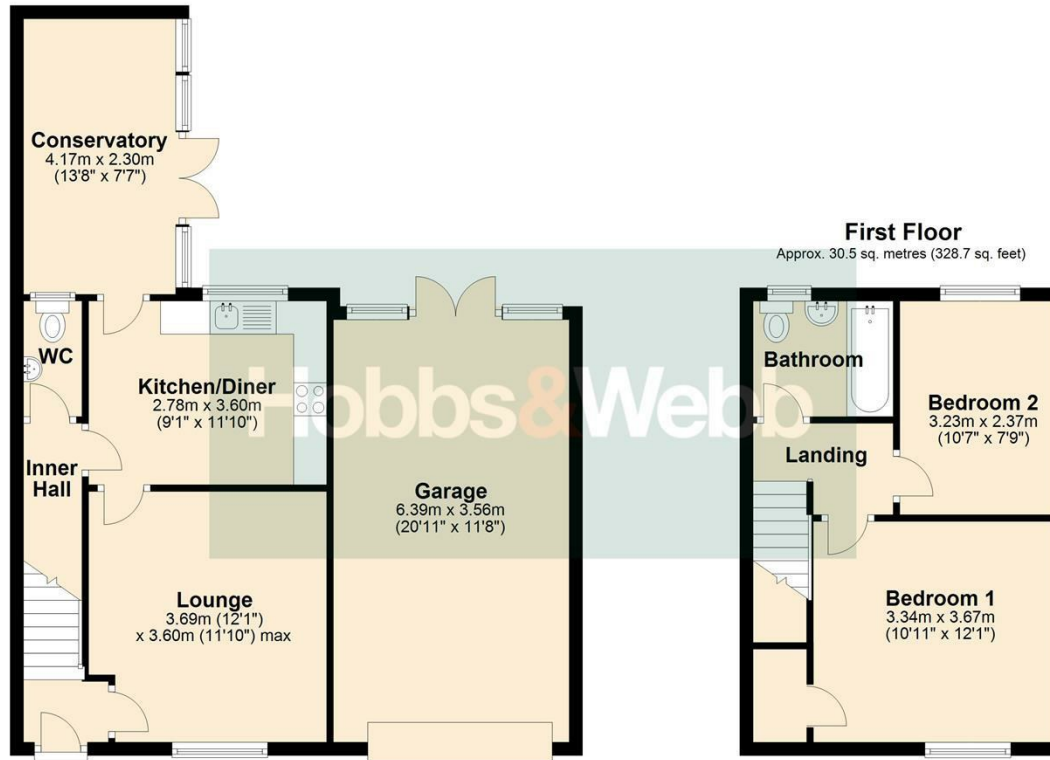






Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 94.3 sq. metres (1014.9 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 representation either by the Seller or his Agent Copyright Hobbs and 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.