



Hobbs & Webb

CLIFF ROAD

Weston-super-Mare, BS22 9SF

Asking Price £410,000



Located within the ever popular Worlebury area of Weston-super-Mare, a fantastic opportunity to purchase a good size 3 bedroom detached bungalow. The property has a rear garden measuring approximately 120 foot in length which is extremely private and absolute haven for keen gardeners or children. As well as the 3 bedrooms there is also a good size lounge, separate dining room, Upvc double glazed conservatory, bathroom and separate toilet. For those wishing to create further accommodation there is a loft space measuring approximately 46 x 22 feet with plenty of head height which would allow the creation of habitable space subject to necessary planning and building regulations. As a final bonus a block paved driveway provides parking for several vehicle which in turn leads to a double garage.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

Outside light, Upvc double glazed door and side panels to.

L shaped Entrance Hall

Coved ceiling, inset door mat, single radiator, telephone point, storage cupboard, glazed timber door to. Loft access with pull down ladder giving access to an area which is boarded and has a window, measures 46'0" x 22'0" (14.02m x 6.71m) including roof pitches the maximum floor to ridge height is approximately 9'3" (2.82m), currently providing a large amount of storage but has the potential to create further accommodation subject to necessary planning and building regulations consents.

Lounge

20'6" into bay x 12'11" recess's to 11'4" chimney (6.25m into bay x 3.94m recess's to 3.45m chimney b)

Coved ceiling Upvc double glazed westerly facing bay window to front, further Upvc double glazed window to side, single and double radiators, chimney breast with coal effect gas fire with timber mantle marble style inset and heath and brick surround, T.V. point, timber glazed door to.

Dining Room

11'10" x 8'10" (3.61m x 2.69m)

Coved ceiling, radiator, Upvc double glazed westerly facing window to front, timber glazed door to kitchen.

kitchen

15'2" x 8'8" plus recess (4.62m x 2.64m plus recess)

Upvc double glazed window and Upvc double glazed back door, boiler cupboard

housing Ideal gas fired boiler providing hot water and central heating. The kitchen is fitted with a range of single wall cupboards with concealed lighting under, eyeline units, matching extractor hood and light, one and a half bowl single drainer sink with mixer tap over and cupboard under, further base cupboards and triple base drawers, double built in larder style unit, roll edge work tops with tiled splash backs and surrounds. Integrated electric hob oven, and dishwasher, plumbing for washing machine, space for tumble drier, recess for fridge freezer, radiator, tiled effect vinolay flooring.

Bedroom 1

13'2" x 11'11" (4.01m x 3.63m)

Including a range of fitted bedroom furniture to include 3 double and 3 single wardrobes, 2 double and single overhead storage cupboards, range of base drawer storage units forming dressing table, bedside cabinets, Upvc double glazed window to the rear garden, radiator.

Bedroom 2

11'11" x 11'10" (3.63m x 3.61m)

Including 2 double and single wardrobes, dressing table and base drawer storage units, single radiator, Upvc double glazed window and Upvc double glazed door to.

Upvc double glazed Conseravtory

112" x 9'10" max (34.14m x 3.00m max)

Built with base wall construction, Upvc double glazed roof and Upvc double glazed triple aspect windows over looking the rear garden, double radiator, tiled floor and Upvc double glazed sliding patio doors to the rear garden.

PROPERTY DESCRIPTION

Bedroom 3

9'6" x 8'2" (2.90m x 2.49m)

Coved ceiling, Upvc double glazed window to side, radiator.

Bathroom

Fitted with panelled bath, pedestal wash hand basin, low level W.C., separate tiled shower cubicle with mains mixer shower unit, recessed spot light, fully tiled walls, Upvc double glazed window, radiator.

Cloakroom

Upvc double glazed window, radiator, fully tiled walls, wash hand basin, low level W.C.

Outside

Approached via double width driveway laid to block paving and providing parking for several vehicles, the remainder of the front garden is enclosed by brick walling, laid to beds of chipping stones and mature shrubs, with views towards the Bristol channel, the driveway leads to a double garage measuring 17'9" x 15'6" to 15'2" to pier (5.41m x 4.72m to 4.62m to pier) with light and power, electric up and over door, Upvc double glazed window to rear, and Upvc personnel door to the rear garden, the rear garden is also accessed from the front via pathway via timber gate to the north side of the property.

The rear garden is a real feature of the property and is an absolute haven for keen gardeners and children alike, being extremely private enclosed by mature Beech hedges and measuring approximately 120 x 36 feet (36.58m x 10.97m). Laid to 2 tiers of paved patio seating areas, large areas of level lawn, bed and borders of mature well stocked flower and shrubs as well as a soft

fruit and herb patch, further seating areas laid to chipping stones, with 2 useful timber garden sheds.

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex Water
- Heating via Gas central heating
- Sewerage mains drainage via 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. 141.1 sq. metres (1518.3 sq. feet)



Total area: approx. 141.1 sq. metres (1518.3 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 - Mayfair Town & Country Plan produced using PlanUp.

Hobbs & Webb

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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.