



**Hobbs & Webb**

**ADDISCOMBE ROAD**  
Weston-Super-Mare, BS23 4LT

Price £450,000



Hobbs & Webb are delighted to welcome to the market this substantial detached family home in highly regarded area of Southward. For the first time in 65 years, this charming older style detached house graces the market, offering a rare opportunity to embrace its history while envisioning its future potential.

Offered with no onward chain, this property has already undergone significant improvements, ensuring both comfort and peace of mind for its new owners. A refitted gas combi boiler in 2018 and complete rewiring in 2017 attest to the care and attention to detail invested in maintaining and enhancing this beloved home.

Stepping inside, you're greeted by an entrance vestibule adorned with original stained glazed windows - a nod to the home's distinguished past. The journey continues into a grand entrance hall, setting the stage for the character-filled spaces that lie beyond.

The ground level unfolds effortlessly, revealing a delightful living room bathed in natural light courtesy of a bay window, a dining room exuding warmth and versatility, a cozy breakfast room perfect for leisurely mornings, and a kitchen featuring a larder cupboard - a testament to the home's thoughtful design. A rear hall houses a convenient downstairs cloakroom and store room.

Ascend the staircase to discover four generously sized double bedrooms, offering ample space for a growing family. Completing the first floor accommodation is a separate bathroom and WC.

Outside, the property commands a corner plot position, boasting gardens to the rear, side and front. A driveway provides off street parking for one vehicle, but could easily be extended for a further space.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

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

## Entrance Porch

Entered via a uPVC double glazed entrance door with two double glazed side panels, tiled flooring, stained glass windows and door into:-

## Entrance Hall

A grand entrance hall with uPVC double glazed window to the side, hardwood flooring, radiator, smoke alarm, stairs rising to the first floor landing, understairs storage cupboard, small single glazed window and doors to:-

## Living Room

13'10 x 15'7 into the bay window (4.22m x 4.75m into the bay window )

A lovely bright and spacious room with uPVC double glazed bay window to the front, picture rail, television point, feature fireplace two radiators and hexagonal window,

## Dining Room

13'10 x 12'8 (4.22m x 3.86m)

Picture rail, radiator, television point, two single glazed window and double doors to the rear garden.

## Breakfast Room

10'10 x 9'3 (3.30m x 2.82m)

uPVC double glazed bay window to the side with window seat, coved ceiling, radiator, smoke alarm and door to:-

## Kitchen

9'2 x 6'9 (2.79m x 2.06m)

Fitted with a range of ground level cupboard and drawers with rolled edge

work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding cooker, space and plumbing for washing machine, wall mounted 'Vaillant' combi boiler which services hot water and heating to the property, two uPVC double glazed windows, larder cupboard with uPVC double glazed window, space for fridge/freezer and shelving, tiled flooring and door to:-

## Rear Hall

Door to a useful store room with space for fridge/freezer, uPVC obscured double glazed door to the side leading to the gardens and door to WC.

## Cloakroom

Obscured glazed window to the rear and low level WC.

## Landing

Double glazed patterned window on the split landing, smoke alarm, loft access, radiator and doors to:-

## Bedroom One

14'0 x 16'4 into the bay window (4.27m x 4.98m into the bay window )

uPVC double glazed bay window to the front, picture rail and stained glass hexagonal window.

## Bedroom Two

13'10 x 12'9 (4.22m x 3.89m)

uPVC double glazed window to the rear, picture rail, stained glass hexagonal window and feature tiled fireplace.

# PROPERTY DESCRIPTION

## Bedroom Three

11'9 x 9'3 (3.58m x 2.82m)

uPVC double glazed window to the rear, picture rail and airing cupboard with radiator.

## Bedroom Four

8'8 x 9'3 (2.64m x 2.82m)

uPVC double glazed window to the front and picture rail.

## Bathroom

uPVC obscured double glazed window to the side, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, partially tiled walls and radiator.

## WC

Low level WC and uPVC obscured double glazed window to the side.

## Outside

A splendid corner plot garden with gardens to the front, side and rear enclosed by fencing, wall and enjoying mature shrubs, hedges and flower borders. To the rear of the garden is a driveway access via double iron gates and provides off street parking for one vehicle. This could be extended with the removal of the shed.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- The property is on a water meter

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)







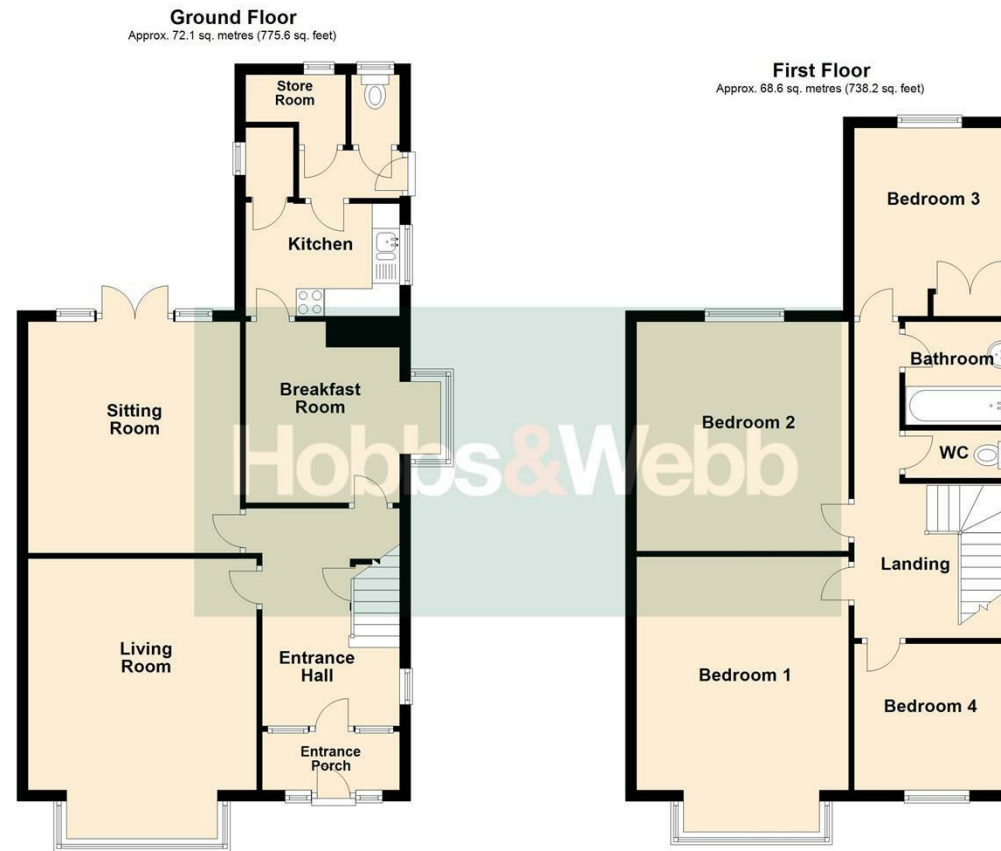












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Plan produced using PlanUp.

# 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.