



Hobbs & Webb

UPPER BRISTOL ROAD
Weston-super-Mare, BS22 8BP

Price £290,000



A charming two/three bedroom older style semi-detached bungalow, ideally positioned opposite Ashcombe Park and presented to the market with no onward chain.

Offering spacious accommodation throughout, the property boasts an entrance vestibule leading to an inviting entrance hall. The accommodation comprises two generously sized double bedrooms with bay windows to the front, a 20ft lounge featuring patio doors opening onto a generous size garden, a versatile dining room which could alternatively serve as an additional bedroom, a well-appointed kitchen and a bathroom. Outside, a driveway to the side provides off-street parking for two/three vehicles and grants access to the garage.

Conveniently located near a bus stop and within walking distance of amenities on Upper Bristol Road, this property presents an excellent opportunity for those seeking a comfortable home with potential for cosmetic enhancements.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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 glazed entrance door to:-

Entrance Vestibule

Tiled flooring and further glazed door to:-

Entrance Hall

Radiator, loft access and doors to:-

Lounge

20'8 x 12'5 (6.30m x 3.78m)

uPVC double glazed window and uPVC double glazed patio doors to the rear garden, fireplace with stone surround and log burner, CO2 monitor two radiators, television aerial point, part mock beamed ceiling and door to:-

Dining Room/Bedroom Three

12'6 x 12'2 (3.81m x 3.71m)

uPVC double glazed south facing window to front affording views toward the Park, cast iron fireplace and radiator.

Kitchen

10'10 x 12'3 (3.30m x 3.73m)

A modern fitted kitchen comprising wall and base cream cupboard and drawer units with wood effect work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for freestanding electric cooker with electric hood over. Space for under-counter fridge, larder cupboard with uPVC double glazed window to the side and space for freezer, cupboard with shelving, uPVC double glazed window to the side, uPVC obscured double glazed window to the rear, radiator and half glazed door to:-

Rear Porch/Utility Area

Work surface with space and plumbing for washing machine and space for tumble dryer. Wall mounted 'Vaillant' combi boiler which services hot water and heating for the property. Quarry tiled flooring, uPVC double glazed window and door to garden.

Bedroom One

12'6 x 12'6 extending to 5'3 into bay window (3.81m x 3.81m extending to 1.60m into bay window)

uPVC double glazed south facing bay window to front with views toward Ashcombe Park, feature cast iron fireplace, and radiator.

Bedroom Two

10'6 x 15'3 into the bay window (3.20m x 4.65m into the bay window)

uPVC double glazed south facing bay window to front with views toward Ashcombe Park, built in wardrobe, feature cast iron fireplace, and radiator.

Bathroom

9'2 x 8'2 (2.79m x 2.49m)

White suite of panelled bath with twin taps over, separate shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, low-level WC,, partially tiled walls, radiator, extractor fan , two uPVC obscure double glazed windows to the rear and vinyl flooring.

Outside

A tarmac driveway with parking for 2-3 cars and leading to the garage. The front garden has been predominantly laid to tarmac with stone chippings

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border, wall and screen of hedging. There is a gate between the bungalow and the garage allowing access to the rear garden. The rear garden is approximately 50' (15.24m) long x 57' (17.37m) wide and laid to reasonably level lawn with borders, flowers and shrubs, crazy paved patio, greenhouse and 2 useful storage rooms - one to the rear of the garage measuring 9' x 6'1" (2.74m x 1.85m) and the second to the rear of the kitchen measuring 8'9" x 5'3" (2.67m x 1.6m) with double doors, light and power.

Garage

15'7 x 9'1 (4.75m x 2.77m)

Up-and-over door, light and power.

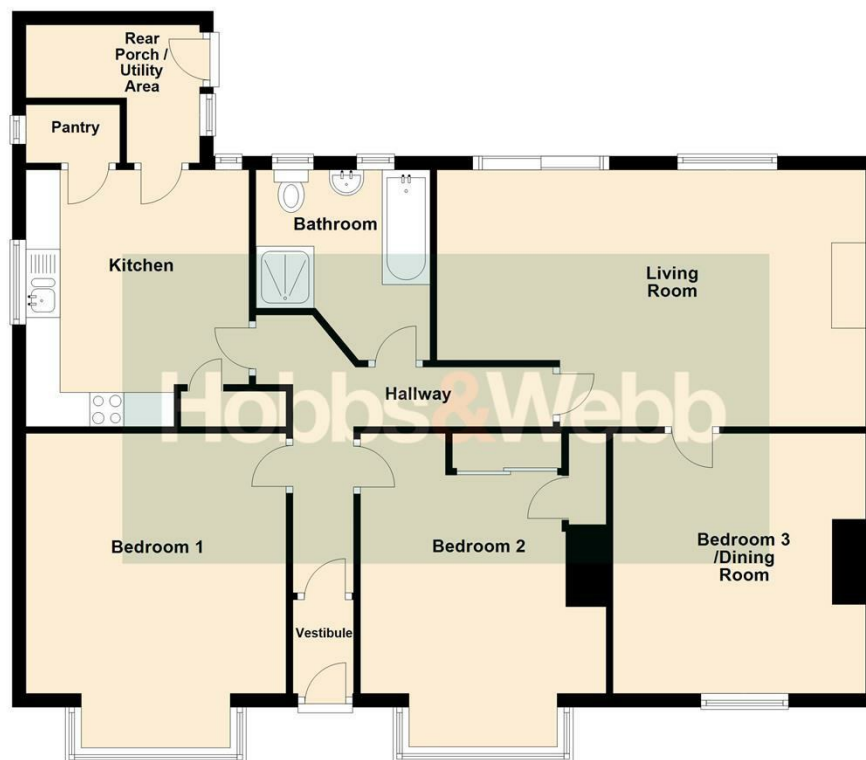






Ground Floor

Approx. 101.4 sq. metres (1091.3 sq. feet)



Total area: approx. 101.4 sq. metres (1091.3 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 representation either by the Seller or his Agent Copyright Hobbs and Webb

Plan produced using PlanUp.

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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.