



**Hobbs & Webb**

**HAWTHORN PARK**  
Weston-super-Mare, BS22 9EF

Price £375,000





A well cared for detached chalet house offering flexible accommodation located in this quiet cul de sac in a convenient position on Worle Hillside above Worle High street and offers easy access to nearby amenities and walks through Worlebury woods. The property enjoys Upvc double glazing and gas central heating and affords southerly views to the front especially from the first floor towards Crook Peak and the Mendip Hills. As previously mentioned the accommodation is flexible being arranged as good size lounge 24'5" x 12'5" to 14'0" (7.44m x 3.78m to 4.27m), separate dining room, further sitting room or downstairs bedroom 3, kitchen, cloakroom 2 good size first floor bedrooms and shower room. Outside a front garden with driveway to side which provides off road parking for 3 to 4 cars leading to a garage, and private enclosed easily maintained rear garden.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(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

Upvc double glazed door and side panel to.

## Entrance Hall

Radiator, telephone point, under stair cupboard housing gas fired boiler providing hot water and central heating.

## Cloakroom

5'11" x 4'1" (1.80m x 1.24m)

Upvc double glazed window, low level W.C. pedestal wash hand basin with tiled splash back and timber effect flooring.

## Lounge

24'5" x 12'5" to 14'0" (7.44m x 3.78m to 4.27m)

to Bay & chimney breast, 2 radiators, chimney breast with coal effect gas fire with tiled surround and hearth and timber mantle, T.V. point, glazed sliding door to.

## Dining Room

10'2 x 9'6" (3.10m x 2.90m)

Upvc double glazed window to side, radiator, door to.

## Kitchen

11'4" x 10'1" (3.45m x 3.07m)

Also accessed from the entrance hall. Fitted with a range of maple effect units comprising 5 single wall cupboards, corner display unit and over cooker unit, one and a half bowl single drainer polycarbonate sink with mixer tap over and double cupboard under. A range of further base cupboards and drawers as well as a triple base drawer unit with deep pan drawer, wine rack, larder style

unit, integrated dishwasher, plumbing for washing machine with roll edge work tops over with tiled surrounds 4 ring electric induction hob and double electric oven and grill both approximately 1 year old. Upvc double glazed window to the rear garden, Upvc double glazed back door, tiled floor.

## Sitting room / down stair bedroom 3

10'2" to 9'3" x 12'00" (3.10m to 2.82m x 3.66m)

Upvc double glazed double doors and windows to the rear garden, radiator.

From the entrance hall spindled balustraded stair case to the.

## First floor galleried landing

Loft access

## Bedroom 1

15'7 bay to 10'11" x 13'0" plus wardrobes (4.75m bay to 3.33m x 3.96m plus wardrobes)

3 double and single built in wardrobes, radiator, telephone and T.V. points.

## Bedroom 2

13'0" plus wardrobes x 12'2" (3.96m plus wardrobes x 3.71m)

Upvc double glazed window to rear garden, built in triple wardrobes with mirrored sliding doors, radiator.

## Shower room

8'8" x 5'11" (2.64m x 1.80m)

4 spot lights and combined spot light extractor, Upvc double glazed window to rear, fitted with tiled corner shower cubicle with curved sliding screen and

# PROPERTY DESCRIPTION

mains mixer shower unit, low level W.C. vanity wash hand basin with mixer tap over and double cupboard under, further double and single useful storage cupboards, chrome heated towel rail, fully tiled walls and tiled floor.

## Outside

Front garden laid to lawn with flower and shrub beds and borders, block paved pathway allowing pedestrian access to the east side of the property via pedestrian side gate to the rear garden. Driveway providing parking for 3 to 4 cars with carport and leading to garage with security light, up and over door, window to rear and power and light measuring 16'6" x 8'8" to 7'10" pier (5.03m x 2.64m to 2.39m pier). Side gate from the driveway to the rear garden which is private and enclosed by block and rendered walling with timber fencing and is laid to block paved patio seating area with outside tap and security lighting, area of lawn with flower and shrub beds, raised flower bed with brick walling, a chipping stone bed to the rear of the garage provides a useful storage area.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply by Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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

















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# 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.