



Hobbs & Webb

SUNNYBANK WAY
Weston-super-Mare, BS24 7BA

Price £270,000



Presenting a charming three-bedroom semi-detached house built by the esteemed local builder, Meadow Mead Homes. Tucked away in a quiet cul-de-sac in the quaint old part of West Wick, this residence offers an ideal retreat for a young family or first-time buyers.

Upon arrival, a driveway beckons, providing off-street parking for two vehicles, enhancing convenience for residents. Step inside to discover a welcoming entrance hall, complete with a convenient downstairs WC. The heart of the home lies in the spacious kitchen/diner, adorned with patio doors that open to reveal a private, low-maintenance rear garden. Designed for leisurely gatherings and al fresco dining, the garden features artificial lawn and stone chippings, ensuring year-round enjoyment.

The lounge exudes a cozy ambiance, ideal for unwinding after a long day, while stairs lead gracefully to the first-floor landing. Here, a modern fitted bathroom awaits, along with the master bedroom, boasting the potential to reinstate a previously existing en-suite. Two additional bedrooms complete the accommodation, offering flexibility for various lifestyles and needs.

This lovely home caters to commuters, with Worle Train Station just a leisurely stroll away, and junction 21 for the M5 mere minutes by car.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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

info@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Entered via obscured double glazed door, wood effect laminate flooring, downlights, smoke alarm and doors to:-

Cloakroom

Fitted with a close coupled WC, pedestal wash hand basin, partially tiled wall, extractor fan, radiator and vinyl flooring.

Kitchen/Diner

16' x 10'1 (4.88m x 3.07m)

Fitted with matching wall and base cupboard units with rolled edge work surfaces over and tiled splashbacks. Inset stainless steel one and a half bowl sink and drainer with mixer tap over, built in electric oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, tiled floor, radiator, under stairs storage cupboard, UPVC double glazed window to rear and UPVC double glazed French doors leading out to the rear garden,

Lounge

16' x 10'1 (4.88m x 3.07m)

Two uPVC double glazed window to the front giving a bright and airy feel to the room, two radiators, telephone & television points, wood effect laminate flooring and stairs rising to the first floor landing.

Landing

Loft access, airing cupboard housing the gas fire combi boiler and doors to the bedrooms and bathroom.

Bedroom One

14'8 x 8'10 (4.47m x 2.69m)

A large bedroom with two uPVC double glazed windows to front and side, radiator, television point, dressing area (formerly an en-suite with plumbing still available to convert back)

Bedroom Two

9'1 x 9'1 (into the wardrobe) (2.77m x 2.77m (into the wardrobe))

uPVC double glazed window to rear, radiator and built in wardrobes with sliding doors.

Bedroom Three

6'10 x 6'10 (2.08m x 2.08m)

uPVC double glazed window to front, radiator and overstairs storage space.

Bathroom

A newly fitted bathroom comprising 'P' shaped white bath with contrasting black mixer tap and rainfall shower with additional hand held shower attachment and glass screen. Wash hand basin with mixer tap over and cupboards below. Close coupled WC, Fully tiled walls, chrome towel rail, tiled flooring, extractor fan and uPVC obscured double glazed window to the rear.

Rear Garden

A lovely family garden which enjoys a hugely private aspect and is fully enclosed by fencing and laid to slate chippings and artificial lawn. External power points, outside tap, shed with power and side access gate which leads to the driveway.

Driveway

A block paved driveway to the side of the property allowing parking for two vehicles.

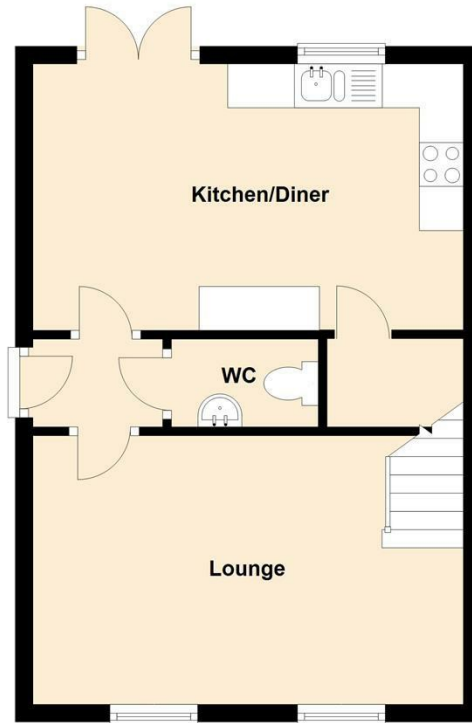




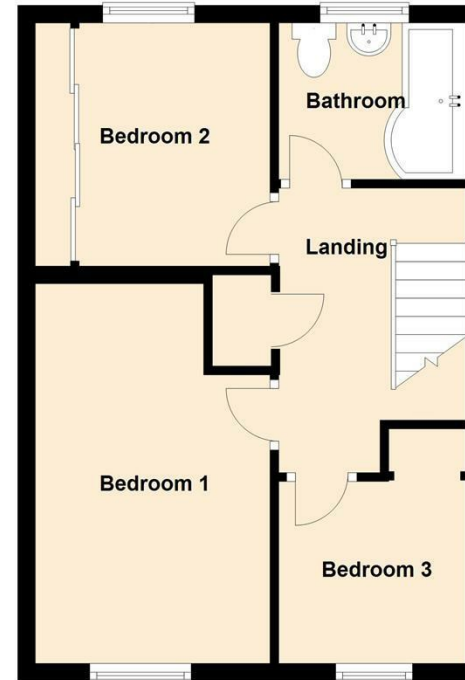




Ground Floor



First Floor



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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.