



**Hobbs&Webb**

**HAYWOOD CLOSE**  
Weston-super-Mare, BS24 9NX

Price £250,000





Set in a small quiet cul de sac a semi detached bungalow located on the southern fringes of Weston-super-Mare in a convenient position for local facilities as well as the nearby sea front and town centre of Weston-super-Mare. The property enjoys Upvc double glazing and gas central heating with the good sized accommodation comprising lounge, kitchen diner, 2 double bedrooms, modern shower room, sun room, driveway providing parking for several cars to garage as well as front and southerly facing rear garden.

### Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (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 |           |           |
| 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@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Outside security light, Upvc double glazed front door to.

## Entrance Hall

Single radiator, part shelved boiler cupboard housing wall mounted gas fired boiler providing hot water and central heating, further useful storage cupboard, loft access.

## Lounge

13'10" x 11'8" (4.22m x 3.56m )

Upvc double glazed window affording views to Weston hillside and Worlebury, radiator, wall mounted electric fire, T.V point, telephone point.

## Kitchen diner

13'9" x 9'6" (4.19m x 2.90m)

A dual aspect room with Upvc double glazed window to side and rear, fluorescent strip light, radiator, range of units comprising double and 4 single wall units, single bowl single bowl single drainer sink with mixer tap over, cupboard under, roll edge work tops, 2 single base cupboards and corner base cupboard with carousel, 4 base drawer unit and further 2 deep pan drawer unit, tiled surrounds, gas cooker point, plumbing for washing machine. Upvc double glazed door to.

## Sun Room

13'2" x 5'7" (4.01m x 1.70m)

Triple aspect with polycarbonate roof and Upvc single glazed windows, Upvc single glazed sliding patio door to rear garden, power and light.

## Bedroom 1

13'8" x 10'0" (4.17m x 3.05m)

South facing Upvc double glazed window over looking the rear garden, radiator.

## Bedroom 2

13'0" x 8'9" (3.96m x 2.67m)

Upvc double glazed window to front with view towards Weston hillside and Worlebury, radiator.

## Shower Room

6'11" x 5'5" (2.11m x 1.65m)

Upvc obscure double glazed window to side, 3 recessed spot lights, fitted with modern white suite of low level W.C., pedestal wash hand basin with mixer tap over, double sized tiled walk in shower cubicle with glazed screen, mains mixer shower unit with drencher head and separate hand held shower attachment, fully tiled walls. tiled floor, chrome heated towel rail.

## Outside

Driveway with concrete driveway providing parking for several cars, outside tap, front garden with chipping stone beds, flower and shrub bed and borders. The driveway leads to garage which is of prefabricated construction with recently replaced roof, up and over door, personnel door to rear garden and with power and light. To the side of the garage timber gate leads to the rear garden which is southerly facing enclosed by timber fencing, predominately laid to 3 tiers of chipping stones, imprinted concrete providing seating areas and shrub beds and borders.

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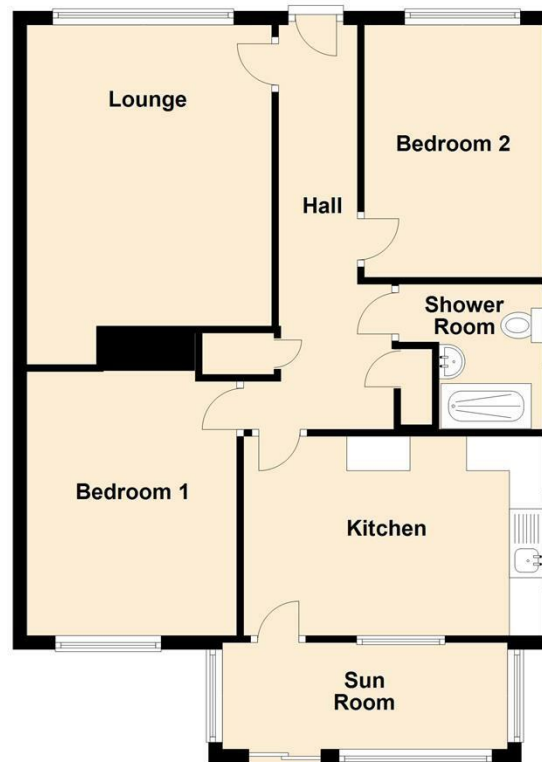








### Ground Floor



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# Hobbs & Webb

## 01934 644664

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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.