



Hobbs & Webb

MARTINDALE ROAD
Weston-super-Mare, BS22 8QF

Price £199,950



CASH BUYERS ONLY - Hobbs & Webb are delighted to welcome to the market this non-standard construction three bedroom semi-detached house which is situated in a quiet level position in the popular area of Milton. Internally the property offers spacious accommodation which comprises; entrance hall, lounge, kitchen with opening to the dining room, rear porch, downstairs WC, utility room, landing, three good size double bedrooms and shower room. Outside you will find a driveway allowing parking for several vehicles and a good size low maintenance rear garden.

Local Authority

North Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(69-80) C		69	
(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

Entrance Hall

Entered via a composite entrance door, radiator, understairs storage cupboard, stairs to the first floor landing, smoke alarm and doors to:-

Lounge

15'6" x 10'5" (4.72 x 3.18)

uPVC double glazed window to the front, radiator, electric fire with surround and television point.

Kitchen

12'8" x 10'5" (3.86 x 3.18)

A fitted kitchen comprising matching wall and floor cupboard and drawer units with worktops over and tiled splashbacks. Inset one bowl sink and drainer unit with mixer tap over. Space for freestanding range style cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. uPVC double glazed window to rear, uPVC obscured double glazed door to the rear porch, wood effect laminate flooring and archway through to:-

Dining Room

10'5" x 9'5" (3.18 x 2.87)

uPVC double glazed window to rear, radiator and wood effect flooring which continues from the kitchen.

Rear Porch

uPVC obscured double glazed door to side access, polycarbonate roof, wood effect laminate flooring, uPVC obscured double glazed door to the rear garden and doors to:-

Downstairs WC

Low level WC, pedestal wash hand basin with twin taps over, uPVC obscured double glazed window to side and tiled flooring.

Utility Room

An L Shaped Room 12'8" x 9'7" (An L Shaped Room 3.86 x 2.92)

A matching range of wall and floor cupboard units with work surfaces over. Space for fridge and freezer. Space for tumble dryer. Two uPVC double glazed windows and wood effect flooring.

Landing

uPVC double glazed window to the side, radiator, loft access, smoke alarm and doors to:-

Bedroom One

16'4" x 9'1" (4.98 x 2.77)

Two uPVC double glazed window to the rear, radiator and cupboard housing 'Worcester' combi boiler.

Bedroom Two

10'9" x 10'4" (3.28 x 3.15)

uPVC double glazed window to the front, radiator and built in cupboard.

Bedroom Three

11'7" x 8'3" (3.53 x 2.51)

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

Shower Room

uPVC obscured double glazed window to rear, corner shower cubicle with 'Mira Sport' electric shower, low level WC, pedestal wash hand basin with twin taps over, fully tiled walls, chrome heated towel rail, extractor fan and vinyl tiled flooring.

Rear Garden

A beautifully kept and low maintenance garden laid to decking and stone chippings with fully fenced boundaries, raised flower borders and two sheds.

Driveway

Approached via iron gates which lead to a hardstanding and stone chipping driveway allowing parking for two/three vehicles.

NB

Please note that this property is non-standard construction and is available to cash purchasers only.

Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 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 a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country 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.