



Hobbs & Webb

BLEADON ROAD
Weston-super-Mare, BS24 0PY

Price £425,000



A detached bungalow located just to the south of Weston-super-Mare in the ever popular village of Bleadon, a short walk from the local post office / village store and cafe along with the Queens Arms public House. The property is adjacent to the local croquet club and has an open out look to the front over farm land to Brent Knoll and views to the rear to Bleadon Hill. The good size property has Upvc double glazing and gas central heating with the accommodation comprising entrance hall, dual aspect lounge, dining room, kitchen break fast room, conservatory, utility area, 2 double bedrooms, bathroom and separate toilet. Outside set in a level good size plot with off road parking for several vehicles leading to a garage with front and good size enclosed rear garden. The property is set in a convenient position for the seaside towns of Weston-super-Mare and Burnham on Sea and there is easy motorway access at junction 22 of the M5 as well as the A370 and A38 main roads.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(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

Outside light, Upvc double glazed entrance door and side panels to.

Entrance Hall

Coved ceiling, radiator, timber effect laminate flooring, storage cupboard, loft access with pull down ladder to part boarded loft space with power and light, door to.

Lounge

14'11" x 13'1" recess (4.55m x 3.99m recess)

Coved ceiling, a dual aspect room with southerly facing room to the front with views over open farm land to the Quantock hills, further Upvc double glazed window to the rear with views back towards Bleadon Hill. Chimney breast with gas coal effect fire, radiator and T.V. point, archway through to.

Dining room

10'3" x 8'7" (3.12m x 2.62m)

with return door to the entrance hall, Coved ceiling, radiator, built in storage cupboard, timber effect laminate flooring access to kitchen and Upvc double glazed sliding patio doors to.

Conservatory

8'3" x 8'3" (2.51m x 2.51m)

Built with pitched polycarbonate roof, base wall construction with Upvc double glazed windows to side and rear overlooking the garden, Upvc double glazed double French doors to the rear garden.

Kitchen Breakfast room

14'11" x 11'4" (4.55m x 3.45m)

Upvc double glazed window over looking the rear garden and views back towards Bleadon Hill, and Upvc double glazed window on to the conservatory. Fitted with a range of medium oak units comprising dresser style unit with glass fronted display cupboards and drawers below, further wall cupboards with lighting under and over cooker cupboard, matching extractor hood and light. One and a half bowl single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards and drawers, triple base drawer unit with deep pan drawer, wine rack, space for fridge and freezer, integrated dishwasher, integrated double electric oven and grill, 4 ring gas hob, roll edge work tops with tiled surrounds, vinolay flooring, Georgian style glazed door to.

Utility area

8'11" x 3'6" overall (2.72m x 1.07m overall)

Plumbing for washing machine, vinolay flooring, Upvc double glazed window to side and Upvc double glazed door to the outside.

From entrance hall leading to inner hall with Upvc double glazed window to side and door to.

Bedroom 1

14'11" x 10'10" (4.55m x 3.30m)

A dual aspect room with Upvc double glazed window to the front with views over farm land to Brent Knoll, further Upvc double glazed window to the side, coved ceiling, radiator.

PROPERTY DESCRIPTION

Bedroom 2

10'7" x 9'11" (3.23m x 3.02m)

Upvc double glazed window to side, radiator.

Bathroom

8'10" x 6'1" (2.69m x 1.85m)

Coved ceiling, Upvc double glazed window to side, 3 spot lights and combined extractor spot light. fitted with a white suite of panelled bath, pedestal wash hand basin with miser tap over, low level W.C., corner tiled shower cubicle, with screen and electric shower, chrome heated towel rail, vinolay flooring.

Cloakroom

Coved ceiling, low level W.C., wash hand basin, Upvc double glazed window, potential to create separate shower room if desired.

Outside

Front garden with level lawn, flower and shrub beds and paths, part enclosed by block walling and timber fencing and affording views over open farm land to Brent knoll and the Quantock hills. To the east side of the property rhubarb patch and path to the rear garden. A driveway provides parking for several cars to garage measuring 15'11" x 9'2" (4.85m x 2.79m) with up and over door, power and light, pond filter, Upvc double glazed window to the rear and Upvc double glazed door to the side. from the driveway a timber gate providing pedestrian access to side garden laid to paved patio seating area with timber garden shed, outside light and leading to the rear garden. The rear garden has a further private paved patio seating area with raised brick edged pond with water feature, outside tap, and greenhouse leading to 2 main

areas of lawn with blue slate path and borders, trellis and timber arch with climbing plant to chipping stone bed with apple, pear and plum trees, redundant vegetable patch. The rear garden sides on to the croquet club and lawn and is enclosed by screens of hedging and timber fencing.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water via Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the cabinet

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

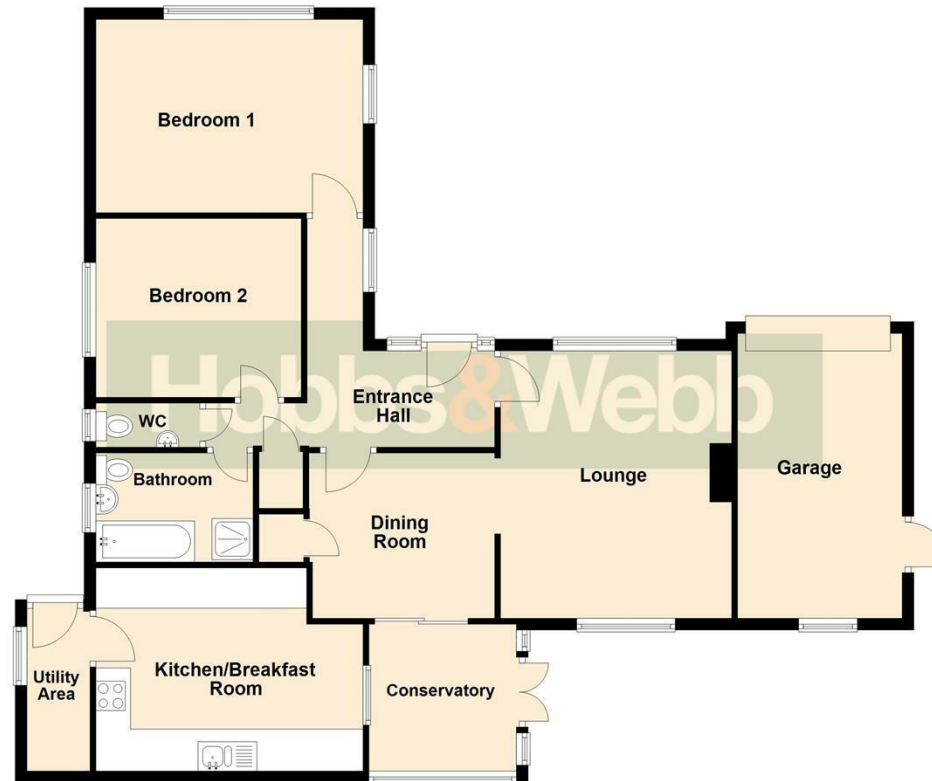






Ground Floor

Approx. 110.9 sq. metres (1193.7 sq. feet)



Total area: approx. 110.9 sq. metres (1193.7 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 - Hobbs & Webb
Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



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.