



**Hobbs & Webb**

**BLACKBERRY DRIVE**  
Weston-Super-Mare, BS22 6RX

Price £250,000





Hobbs and Webb are pleased to welcome to the market this spacious three bedroom terrace house which is situated in a quiet part of South Worle.

Boasting a prime location, this residence offers convenient access to both primary and second schools, Worle High Street, Worle Train Station, and the M5 motorway, making daily commutes and errands a breeze.

Step inside to discover a well-designed layout featuring generously proportioned rooms that cater to modern living needs, including a 15ft conservatory which extends the living space, providing a perfect spot for relaxation and entertaining guests.

Recent upgrades include a recently refitted four-piece bathroom suite, ensuring both style and functionality. Outside, a low maintenance west-facing garden enjoys a sunny aspect through the afternoon and evening, while a garage and parking space offer ample accommodation for vehicles and storage.

### 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	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

## Entrance Hall

uPVC obscured double glazed entrance door and side window, radiator, wood effect laminate flooring, stairs rising to the first floor landing and openings to the kitchen & lounge/diner.

## Lounge/Diner

24'6 x 11'7 narrowing to 8'8 (7.47m x 3.53m narrowing to 2.64m )

uPVC double glazed window to the front, two radiators, television point, coved ceiling and uPVC double glazed sliding patio doors to the conservatory.

## Kitchen

11'9 x 8'7 (3.58m x 2.62m)

A matching range of wall and base cupboard and drawer units with square edge work surfaces and tiled splashbacks. 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over. 4 ring gas hob with oven below and extractor hood over. Space for freestanding fridge/freezer, space and plumbing for washing machine and dishwasher. Wood effect flooring and door to the conservatory.

## Conservatory

15'6 x 10'0 (4.72m x 3.05m)

Small brick wall with uPVC double glazed units over and polycarbonate roof. Sliding patio doors providing access back to the lounge/diner, wood effect laminate flooring and uPVC double glazed French doors to the rear garden.

## Landing

Over-stairs storage cupboard, smoke alarm, loft access, airing cupboard housing gas combi boiler and doors to the bedrooms and bathroom.

## Bedroom One

10'0 x 12'10 plus built in wardrobes (3.05m x 3.91m plus built in wardrobes)

uPVC double glazed window to the front, radiator, built in wardrobes with sliding doors and wood effect laminate flooring.

## Bedroom Two

9'3 x 8'6 (2.82m x 2.59m)

uPVC double glazed window to the rear and radiator.

## Bedroom Three

8'7 x 7'6 (2.62m x 2.29m)

uPVC double glazed window to the front and radiator.

## Bathroom

A modern fitted bathroom boasting panelled bath with mixer tap and shower attachment over, Corner glass shower cubicle with mains shower, vanity wash hand basin, low level WC, fully tiled walls, radiator, uPVC obscured double glazed window to the rear and tiled flooring.

## Garden

A fully enclosed west facing rear garden which enjoys a sunny aspect. From the kitchen you step out to a decked area with the remainder of the garden laid to patio for easy maintenance. Rear gate providing access to the garage and parking.

## Garage & Parking

17'8 x 7'9 (5.38m x 2.36m)

One parking space in front of the garage. Garage has double doors to open, power and lighting.

## Material Information.

Material Information - Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- Broadband and Mobile signal or coverage in the area.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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













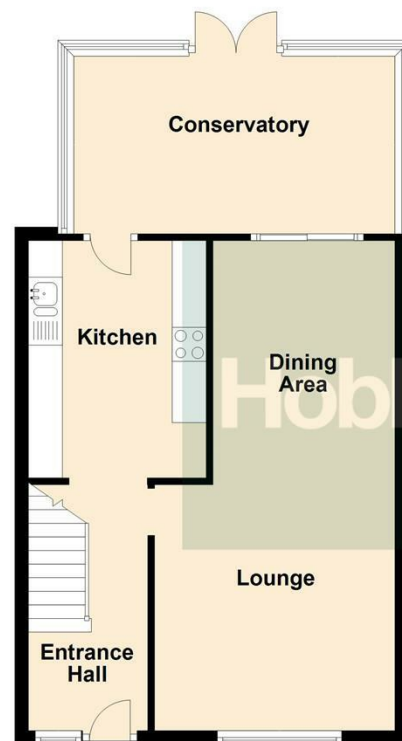






### Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.2 sq. feet)



Total area: approx. 90.5 sq. metres (974.3 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 representation either by the Seller or his Agent Copyright Hobbs and 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.