

12 BROAD OAK ROAD, WESTON-SUPER-MARE, BS23 4NW

UHW 4806

* A 1920'S STYLE DETACHED RESIDENCE *

LOCATED ON THE LEVEL IN THE POPULAR SOUTH WARD FACING BROAD OAK SCHOOL

- * SITUATED ON GENEROUS SIZE PLOT * RECEPTION HALL * THROUGH LOUNGE * SEPARATE DINING ROOM * KITCHEN * UTILITY ROOM * CLOAKROOM * STUDY/BEDROOM 5 * SITTING ROOM/BEDROOM 4
- * 1ST FLOOR: LANDING, 3 DOUBLE BEDROOM & FAMILY BATHROOM * FRONT GARDEN * OWN DRIVEWAY WITH PARKING * DOUBLE LENGTH GARAGE * GOOD-SIZED ENCLOSED REAR GARDEN APPROX. 84' LONG * GAS CENTRAL HEATING
- * UPVC DOUBLE GLAZING TO MAJORITY * FREEHOLD TENURE * MUST BE VIEWED * EPC TO FOLLOW *

Price £460,000

(DETAILS TO BE APPROVED BY VENDOR)



SITUATION/DESCRIPTION: Situated on the level in the popular old South Ward area of Weston, a 1920's detached residence, with predominantly rendered elevations set under a Broseley tiled roof. The property enjoys gas central heating and double glazed windows to the majority and is situated on a generous sized plot with own driveway leading to double length garage, front garden and rear garden of approx. 84' long. The versatile accommodation offers 3 bedrooms and bathroom to the first floor, could easily be adapted to 5 bedrooms, at present the ground floor rooms are used as a study and sitting room but would easily make 2 further bedrooms if required. The property is within easy reach of local schools, shopping facilities in Devonshire and Moorland Road, the attractive Clarence Parks and sea front whilst sporting facilities close by include cricket club and squash club, 18-hole golf course and Weston rugby club. A bus service passes nearby into high street and town centre which are approx. 1 mile distance.

DIRECTIONS: From the offices of Hobbs & Webb head westerly to the sea front, turn left and travel South along the Beach Road. Continue past the Beach Lawns and entrance to Weston golf club then take the 3rd turning left into Broad Oak Road where No. 12 will be found on your left hand side, facing Broadoak School.

ALL MEASUREMENTS ARE APPROXIMATE

OPEN ENTRANCE PORCH

Entrance door to

RECEPTION HALL

15'3" (4.65m) narrowing to 11' 1" x 8' 0" (3.38m x 2.44m)' extending to 12'6" (3.81m) plus stairs to first floor with understair cupboard, radiator, plate rail, exposed floorboards, wiring for 2 wall lights, UPVC double glazed window to front.



Door to

LOUNGE

19' 5" x 12' 11" (5.92m x 3.94m) extending to 13'11" (4.24m) into recess A feature of the room is the beamed ceiling and Claygate style fireplace with Living Flame coal-effect gas fired, tiled hearth and displays, wiring for 2 wall lights, 2 radiators, TV aerial point, 2 leaded light stained glass side windows and 2 UPVC double glazed windows one to front and one to rear.



Door to

INNER HALLWAY

Laminate flooring, built-in cupboard and glazed display unit with shelf, Georgian style glazed door to

DINING ROOM

14' 9" x 13' 2" (4.5m x 4.01m) UPVC double glazed windows to side and rear overlooking the rear garden, tongue and grooved panelled ceiling, double radiator.



KITCHEN

13' 9" x 10' 10" (4.19m x 3.3m) Plus recess and inner hall with built-in cupboard housing plumbing and space for a washing machine. Kitchen is fitted with a range of modern units including 1.5 bowl single drainer stainless steel sink unit with mixer tap, range of base cupboards and drawers with roll edged worktops, pan drawers, tiled surrounds, matching wall cupboards, NEFF stainless steel double electric oven, STOVES stainless steel 4-ring gas hob and extractor hood, integrated fridge, built-in dishwasher, IDEAL Mexico II gas fired boiler, radiator, laminate flooring, tongue and grooved panelled ceiling with spotlighting, UPVC double glazed window overlooking the rear garden.



Door to

UTILITY ROOM & CLOAKROOM 9' 9" x 5' 8" (2.97m x 1.73m) Double radiator, tongue and grooved panelled ceiling, spotlighting, part panelled walls, 1.5 bowl single drainer sink unit with mixer tap, base cupboards with roll edged worktops, space for under counter fridge and freezer. Door to front and door to rear. Sliding door to

CLOAKROOM

Low-level WC, corner wash hand basin, tiled surround, UPVC double glazed window.

SITTING ROOM/BED 4

13' 6" x 12' 0" (4.11m x 3.66m) UPVC double glazed windows to front and side, 2 arched recesses with spotlighting, feature fireplace, radiator.



STUDY/BEDROOM 5

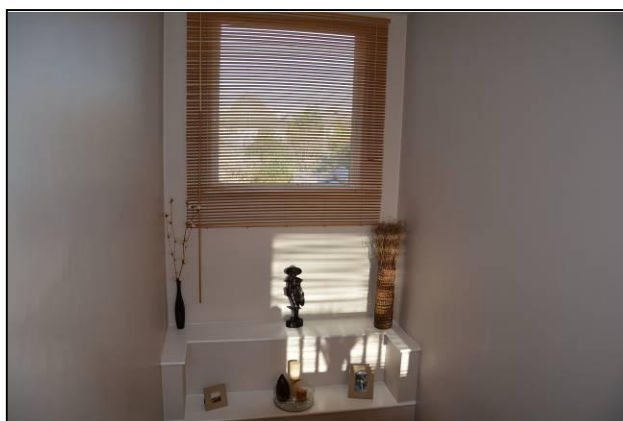
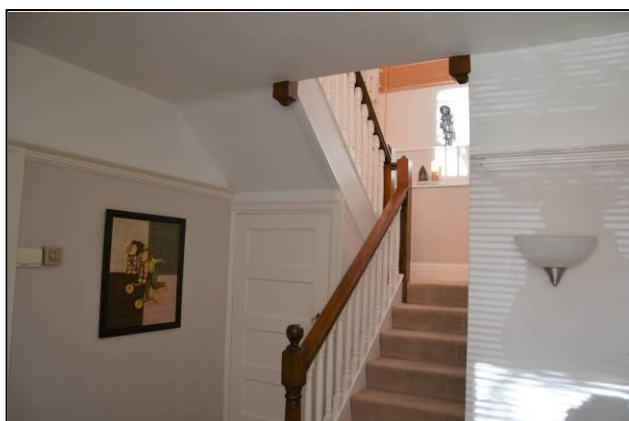
9' 7" x 6' 5" (2.92m x 1.96m) UPVC double glazed side window, picture rail, telephone point.



From the reception hall, staircase rising to

HALF LANDING

Feature shelving and UPVC double glazed window, return stairs to



FIRST FLOOR LANDING

16' 2" x 4' 1" (4.93m x 1.24m) extending to 6' 9" (2.06m) UPVC double glazed south facing window to front with views toward Broadoak School, radiator, plus inner landing, cupboards with louvred doors, AIRING CUPBOARD housing insulated hot water tank.

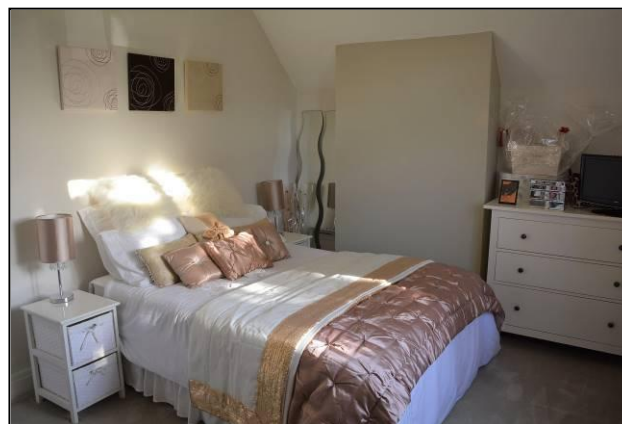
BEDROOM 1

14' 2" x 11' 7" (4.32m x 3.53m) UPVC double glazed south facing window to front, 2 double glazed side windows, exposed floorboards, built-in double wardrobe, radiator.



BEDROOM 2

13' 6" x 10' 2" (4.11m x 3.1m) UPVC double glazed south facing window to front, radiator.



BEDROOM 3

18' 9" x 8' 8" (5.72m x 2.64m) UPVC double glazed window to side, radiator and recess.



FAMILY BATHROOM

10' 0" x 9' 7" (3.05m x 2.92m) Suite comprising shower cubicle with drencher shower and hand shower, panelled bath with shower attachment, pedestal wash hand basin, low-level WC, spotlighting, laminate flooring, part tiled surrounds, UPVC double glazed window to rear.



OUTSIDE

The front garden is predominantly laid to lawn with brick edging, Silver Birch and Pine tree and front shrub borders.



Chipping driveway approached via wrought iron double gates leading to:

DOUBLE LENGTH GARAGE

29'9" x 9'6" (9.07m x 2.9m) narrowing to 8'3" (2.51m) with electrically operated up and over door, light, power and water. Inner hall with door to former coal store and door to

WORKSHOP

8' x 7'6" (2.44m x 2.29m) with light and power and window to rear.

Between the house and the garage there is access via pathway and wrought iron gate, leading to Utility door and to the western side of the house there is access via a pathway to

REAR GARDEN

A feature of the property its good sized rear gardens which are approximately 84' (25.6m) in length x 59' (17.98m) in width which are enclosed and private. There is a paved patio and pathway and the rear gardens are predominantly laid to lawn with borders laid to bark chippings, there is a timber Garden Shed/Summer house and an aluminium framed Greenhouse. There is an outside tap and lighting.



TENURE

Freehold. Subject to a £5 annual rent charge.

AGENTS NOTE

The property looks out on the Broadoak School at the front.

Energy Performance Certificate

12, Broad Oak Road, WESTON-SUPER-MARE, BS23 4NW

Dwelling type: Detached house	Reference number: 2858-0046-7220-4886-8004
Date of assessment: 25 November 2016	Type of assessment: RdSAR, existing dwelling
Date of certificate: 06 December 2016	Total floor area: 161 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,661
Over 3 years you could save	£ 4,518

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 252 over 3 years	<div style="background-color: #548235; color: white; padding: 10px; border: 1px solid white; display: inline-block;"> <p style="margin: 0;">You could save £ 4,518 over 3 years.</p> </div>
Heating	£ 7,419 over 3 years	£ 3,851 over 3 years	
Hot Water	£ 780 over 3 years	£ 240 over 3 years	
Totals	£ 8,661	£ 4,143	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Current</td> <td style="border: 1px solid black; padding: 2px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; text-align: center; padding: 5px;">30</td> <td style="border: 1px solid black; text-align: center; padding: 5px;">71</td> </tr> </table>	Current	Potential	30	71	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
30	71					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,023	✔
2 Cavity wall insulation	£500 - £1,500	£ 924	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 428	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



Ground Floor



Garage



First Floor

12 Broad Oak Road, Weston-super-Mare BS23 4NW

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2016 | www.houseviz.com

Messrs. Hobbs & Webb Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) services, fittings and equipment referred to in the particulars have not been tested and no warranty of condition of fitness for purpose is implied by their inclusion; (iv) no person in the employment of Hobbs & Webb Limited has any authority to make or give any representation or warranty whatever in relation to this property.

WE ARE OPEN 7 DAYS A WEEK
MONDAY – FRIDAY 9 AM – 6 PM SATURDAY 9 AM – 4 PM SUNDAY 10.30 AM – 2.30 PM
www.property-platform.com email: info@hobbsandwebb.co.uk website www.hobbsandwebb.co.uk