

**11 Ellenborough Crescent**  
**Weston-super-Mare, Somerset, BS23 1XL**

**£650,000**

A unique investment opportunity to purchase a stunning Grade II listed property, set in the centre of a beautiful Victorian crescent opposite Ellenborough Park and very close to Weston Seafront. This is a fantastic and rare business prospect offering various living arrangements, currently arranged as eight separate apartments with the potential of adding further accommodation and value. The property also benefits from front and rear gardens and a garage/workshop. The well positioned property is situated in a level position and located in the desirable South Ward area of the town, which is within easy reach of parks, the Seafront, beach, shops, schools and Weston-super-Mare's town centre with local amenities close by. For the commuter, excellent transport links are within reach including Junction 21 which provides access to the M5, and from there to most major towns and cities. There is a mainline train station enabling fast access to all major parts of the country and a regular bus service offers transport to most areas of the town and outlying districts. Viewing is highly recommended. EPC ratings from E42 to D55.



- A stunning period property offering a unique investment opportunity
- Set within an iconic building in the desirable Ellenborough Crescent
- Multiple living arrangements
- Grade II listed with character features
- Fire safety precautions and door entry phone system
- Featuring stunning Architecture
- Front and rear gardens plus rear garage
- Freehold tenure
- Close to parks and Weston's popular seafront
- Currently arranged as eight separate apartments

## ACCOMMODATION

### 11 Ellenborough Crescent (Grade II Listed Building)

On approach via a splendid garden to front door and entrance vestibule with second glazed door to hallway.

#### Hallway

Door to ground floor apartment, rear garden area, elegant stair flight rising through the centre of the property to the third floor.

#### Spacious Room

With room off, (may work as additional accommodation).

#### Rear Courtyard

Rear courtyard with stair flight falling to the cellarage rooms, workshop/garage and apartment garden flat, gate to Albert Avenue.

### Two Bedroom Ground Floor Apartment

EPC Rating F26.

#### Entrance

Front entrance door to hallway and doors to bedroom two and living room.

#### Bedroom Two 13' 5" x 7' 1" (4.10m x 2.15m)

Timber framed, single glazed, sliding sash window, night storage heater.

#### Living Room 18' 4" x 12' 6" (5.59m x 3.82m)

A lovely room with timber framed, single glazed, sliding slash window overlooking front garden, feature fire place, 3.32 metre high ceiling, night storage heater, door to inner hallway.

#### Inner Hallway with doors to bathroom, kitchen and bedroom.

#### Bathroom (Internal Room)

Panel bath with electric shower over, pedestal wash hand basin, low level W/C and extractor fan.

#### Kitchen 6' 11" x 5' 5" (2.12m x 1.65m) (Internal Room)

Range of wall and floor units with roll edge work surfaces over, space for cooker and fridge, extractor fan, vinyl flooring.

#### Bedroom One 10' 9" x 10' 9" (3.28m x 3.27m)

Timber framed, single glazed window to rear, night storage heater. A nice double room.

#### Please Note;

The hot water storage tank for this apartment is located in the communal hall.

#### Rear Garden Flat

(One Bedroom Apartment to the Rear)

EPC Rating F26.

#### Living Room 12' 3" x 12' 2" (3.73m x 3.71m)

UPVC double glazed door to living room. Two UPVC double glazed windows, panel heater. The living room is open plan to the kitchen.

#### Kitchen 7' 7" x 6' 3" (2.30m x 1.90m)

New refitted kitchen, stainless steel splash back, ceramic hob, door to dining room.

#### Dining Room

UPVC double glazed door and window, panel heater, door to dressing area, door to bathroom, door to bedroom.

#### Bedroom

TBA

#### Bathroom 5' 5" x 5' 0" (1.64m x 1.53m)

Electric shower, pedestal wash hand basin, low level W/C, UPVC double glazed window, extractor fan.

#### Garage/Workshop 35' 1" x 12' 10" (10.70m x 3.90m)

Up and over garage door to Albert Avenue at rear, sloping roof with roof light windows, door and windows to courtyard at rear of number 11.

#### Apartment One (One Bedroom First Floor Front Apartment)

EPC Rating E44.

Front entrance door to hallway, from hallway doors to rooms and storage cupboard.

#### Study 9' 9" x 6' 4" (2.97m x 1.93m) (Internal Room)

#### Living Room 15' 5" x 11' 6" (4.70m x 3.50m)

Timber framed, single glazed, sliding sash window to period balcony overlooking park, night storage heater.

#### Bathroom 6' 11" x 5' 0" (2.10m x 1.52m)

Panel bath with mixer tap attachment over, low level W/C, pedestal wash hand basin, part tiled walls, access to storage space above, extractor fan.

#### Bedroom 14' 3" x 9' 5" (4.34m x 2.88m)

Timber framed, single glazed, sliding sash window to period balcony and views as living room, night storage heater.

#### Kitchen 6' 11" x 6' 6" (2.12m x 1.99m) (Internal Room)

Refurbished kitchen and units, ceramic hob, stainless steel splash back.





### **Apartment Two**

*(One Bedroom First Floor Rear Apartment)*

EPC Rating E40.

Front entrance door to entrance hallway, with doors to living room and bedroom.

**Bedroom** 16' 8" x 8' 1" (5.07m x 2.46m)

Aluminium single glazed window to rear, night storage heater, door to bathroom.

**Bathroom** 9' 10" x 3' 8" (3.00m x 1.13m)

Panel bath with mixer tap shower hose attachment over, low level W/C, pedestal wash hand basin, vinyl flooring, door to walk in cupboard, aluminium single glazed window.

**Living Room** 16' 7" x 10' 2" (5.06m x 3.10m)

Period fire place, aluminium, single glazed window, night storage heater, door to kitchen.

**Kitchen** 11' 2" x 4' 0" (3.40m x 1.22m) *(Internal Galley Style)*

Range of wall and floor units with roll edge work surfaces and tiled splash backs over, stainless steel sink drainer, space for appliances, vinyl flooring, extractor fan.

### **Apartment Three**

*(One Bedroom Second Floor Rear Apartment)*

EPC Rating E50.

Front door to hallway with doors to rooms.

**Kitchen** 5' 9" x 5' 7" (1.76m x 1.71m) *(internal room)*

Range of wall and floor units with roll edge work surfaces and tiled splash backs over, space for appliances, extractor fan, vinyl flooring.

**Bedroom** 13' 1" x 9' 7" (3.98m x 2.92m)

Aluminium single glazed window to rear, night storage heater, walk-in cupboard, door to bathroom, cupboard housing hot water storage tank to apartments three and four.

**Bathroom** 12' 6" x 3' 1" (3.82m x 0.94m)

Panel corner bath with shower hose attachment over, low level W/C, pedestal wash hand basin, wall heater, aluminium single glazed window.

**Living Room** 16' 9" x 14' 5" (5.10m x 4.40m) *(Narrowing to 3.02m)*

Aluminium single glazed window to the rear with views of the Mendip Hills, tiled fireplace, coved ceiling, night storage heater.



#### **Apartment Four**

*(One Bedroom Second Floor Front Apartment)*

EPC Rating E53.

Front entrance door to hallway, with doors to rooms.

#### **Bathroom** 5' 10" x 4' 3" (1.79m x 1.30m)

Panel bath with mixer tap hose attachment over, low level W/C, wash hand basin, tiled walls, extractor fan, vinyl flooring.

#### **Study** 9' 0" x 6' 9" (2.74m x 2.06m) (Internal Room)

#### **Bedroom** 12' 5" x 11' 3" (3.79m x 3.42m)

A double room with timber framed, single glazed, sliding sash window with great views over park, night storage heater.

#### **Living Room** 18' 1" x 12' 6" (5.50m x 3.82m)

Timber framed, single glazed, sliding sash window with views as bedroom, coved ceiling, tiled fire place, night storage heater, door to kitchen.

#### **Kitchen** 6' 11" x 6' 8" (2.12m x 2.03m) (Internal Room)

Range of floor units with roll edge work surfaces and tiled splash backs over, space for appliances, vinyl flooring, extractor hood, one and a half bowl stainless steel sink and drainer.

#### **Apartment Five**

*(One Bedroom Third Floor Rear Apartment)*

EPC Rating E48.

Front entrance door to hallway. From hallway, doors to rooms and storage cupboard.

#### **Study** 7' 8" x 6' 2" (2.33m x 1.89m) (Internal Room)

#### **Living Room** 13' 7" x 13' 5" (4.14m x 4.09m)

Aluminium single glazed window to rear with views to hillside. Tiled fire place, night storage heater, door to kitchen.

#### **Kitchen** 10' 2" x 5' 9" (3.09m x 1.76m) (Internal Room)

Refurbished kitchen and units, ceramic hob, stainless steel splash back.

#### **Bedroom** 13' 10" x 10' 0" (4.21m x 3.06m)

Aluminium single glazed window to rear, night storage heater. Good size double bedroom.

#### **Bathroom**

Panel bath with shower hose attachment over, low level W/C, pedestal wash hand basin, extractor fan, vinyl flooring, electric wall heater.

**Please Note;** Hot water storage tank is located in the roof space.

#### **Apartment Six**

*(One Bedroom Third Floor Front Apartment)*

EPC Rating E49.

Front entrance door to hallway. From hallway, doors to rooms and storage cupboard.

#### **Living Room** 18' 3" x 12' 7" (5.57m x 3.84m) (Open Plan to Kitchen)

Timber framed, single glazed, sliding sash windows to front with views over park, night storage heater, kitchen with breakfast bar, range of wall and floor units, space for appliances, stainless steel sink and drainer, vinyl flooring, canopy type extractor hood.

#### **Bedroom** 12' 8" x 12' 6" (3.87m x 3.80m)

Timber framed, single glazed, sliding sash window with views as living room, night storage heater. Nice double bedroom.

#### **Bathroom** 6' 9" x 4' 7" (2.07m x 1.40m)

Panel bath with mixer tap shower hose attachment and glass panel over, low level W/C, pedestal wash hand basin, vinyl flooring, electric wall heater, access to roof space, tiled walls.

#### **Study** 5'7"x6'11" (1.69m x 2.11m)

A useful space for home office or dressing room.

**Please Note;** Hot water storage tank in roof space, fire escape from third floor landing to roof.





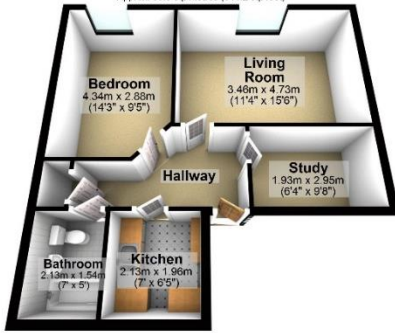








**Flat 1, 11, Ellenborough Cresc, WsM**  
Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 50.3 sq. metres (541.2 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Flat 2, 11, Ellenborough Cresc, WsM**  
Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 41.5 sq. metres (446.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Flat 3, 11, Ellenborough Cresc, WsM**  
Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 44.6 sq. metres (479.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Flat 4, 11, Ellenborough Cresc, WsM**  
Approx. 49.1 sq. metres (528.4 sq. feet)



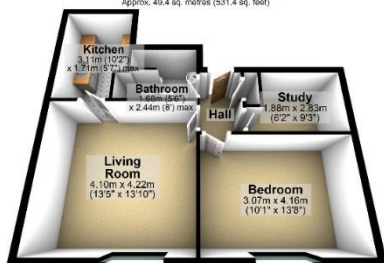
Total area: approx. 49.1 sq. metres (528.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Flat 5, 11, Ellenborough Cresc, WsM**  
Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 sq. feet)

**Flat 6, 11, Ellenborough Cresc, WsM**  
Approx. 45.5 sq. metres (489.7 sq. feet)



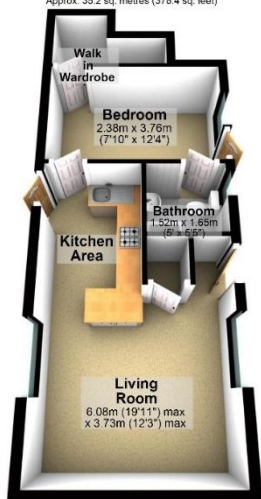
Total area: approx. 45.5 sq. metres (489.7 sq. feet)

**GFF 11, Ellenborough Cresc, WsM**  
Approx. 82.1 sq. metres (883.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.9 sq. feet)

**Garden Flat 11, Ellenborough Cresc.**  
Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 35.2 sq. metres (378.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>63</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>40</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>40</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.