



4 Highbury Parade, Highbury Road, Weston-super-Mare, North Somerset, BS23 2DW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

4, Highbury Parade, Highbury Road, Weston-super-Mare, North Somerset, BS23 2DW

£499,000

Welcome to a charming five bedroom, semi-detached, freehold period property, tucked away on the hillside with a delightful annexe at the rear. Boasting stunning views of the sea front, this residence offers a unique blend of character and comfort. Spread over three storeys, the living and kitchen areas on the first floor are strategically placed to capture the beauty of the surrounding seafront, creating a warm and inviting atmosphere. Throughout the property, discover charming features that add a touch of character and personality to your new home. Sold with the ease of no onward chain, this residence is ready for you to make it your own. It's not just a house; it's a warm and welcoming home, offering a relaxed lifestyle with a touch of coastal charm. In summary, this semi-detached hillside property is a unique opportunity to embrace a comfortable and characterful way of living, surrounded by the beauty of the seafront.

Homes nestled within Weston's hillside are most desirable and the area offers many attractive characteristics to prospective residents. Weston Woods covers an area of 130 hectares dominating the Northern skyline of Weston-super-Mare and provides various walks and footpaths, which once reached the top reveal fantastic views across Weston, Sand Point and Brean Down, as well as a panoramic view of Weston Bay. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries and dentists. The popular Seafront and promenade are also close by. For the family, numerous primary and secondary schools are available, as is Weston College with a wide range of facilities. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station runs excellent transport links to most major towns and cities, and the nearby bus service offers connection to most areas of the town and outlying districts. A short drive out to the surrounding villages and countryside is a must with an abundance of rural activities to enjoy.

- An exquisite example of a five bedroom, semi-detached period hillside property and annexe to the rear.
- Occupying an elevated position, offering tremendous views across the sea front.
- Presented over three storeys, with the living and kitchen areas positioned on the first floor to enjoy the views.
- A private rear courtyard.
- Sold with the benefit of no onward chain.
- Charming and characterful features.
- EPC Rating: E, Council tax band: tba





Accommodation

Entrance

On approach to the property, there is a slab patio pathway leading to a timber entrance door into vestibule area.

Vestibule

With tiled flooring, ceiling light, timber characterful door into entrance hallway, and timber door to rear garden and annexe.

Hallway

Inviting entrance area with exposed timber floor boards, timber framed single glazed window, doors to ground floor rooms, radiator, ceiling light, coved ceiling and useful under stairs storage cupboard, housing, hot water tank and providing space and plumbing for an appliances.

Bedroom One

Flooring to match the hallway, timber framed single glazed sash window, radiator, picture rail, coved ceiling and ceiling light. Door to en-suite shower room.

En-suite

Wood effect vinyl flooring, wash hand basin and pedestal, mains fed shower, part tiled walls, heated towel rail, extractor fan, ceiling light.

Bedroom Two

A light and bright bedroom with timber framed single glazed bay style window and timber shutters. Decorative fireplace and surround, radiator, picture rails, coved ceiling, ceiling lights.

Stairs, rising with timber balustrade from entrance hallway to the first floor landing.

First floor landing

With exposed timber floorboards, doors to first floor rooms, ceiling light.

Kitchen / Dining Room

With exposed timber floorboards to match the landing, timber framed single glazed window, exposed brick, open fireplace, timber surround and stone hearth, a range of floor units with timber worktops and splashback over, fitted shelving, five burner range style cooker, ceramic Belfast sink, integrated dishwasher, ceiling light.

Living Room

A fantastic main living space with a woodburning stove, timber framed single glazed bay style window, enjoying tremendous views, wall and ceiling lights.

Cloakroom

Low-level WC, timber framed single glazed sash window, wall mounted gas fired boiler, ceiling light.

Bathroom

A fantastic roll top bath, wash hand basin, radiator, timber framed single glazed window, ceiling light.

Stairs rising from the first floor landing to the second floor landing.



Second floor landing

A light and bright landing area with a skylight window, timber balustrade, roof access hatch, vaulted ceiling feature, doors to second floor rooms, ceiling light.

Shower Room

A low-level WC, wash hand basin and pedestal, mains fed shower, timber framed single glazed window, heated towel rail, extractor fan, ceiling light.

Bedroom Three

Timber framed single glazed sash windows, decorative fireplace, radiator, ceiling light.

Bedroom Four

A decorative fireplace, timber framed single glazed window, radiator, part sloping ceilings, ceiling light.

Bedroom Five

A timber framed single glazed sash window and skylight window, radiator, ceiling light.

Annexe

A studio annexe positioned to the rear of the property. A timber door, access via the rear garden leads you into the kitchen breakfast area.

Kitchen / Breakfast Room

With tiled flooring, floor units with a four burner gas hob, oven under and extraction hood over, stainless steel sink and drainer, space and plumbing for appliances, two timber framed single glazed windows, doors to rooms, ceiling spotlights.

Living Area / Bedroom

A fantastic vaulted ceiling feature with two skylight windows, timber framed single glazed window, radiator, built-in storage cupboard, stairs rising to a 'posh loft' storage area, ceiling light, radiator.

Cloakroom

Low-level WC, wall mounted gas fired boiler, timber framed single glazed window, ceiling light.

Shower Room

Walk in style Mains fed shower with part tiled walls, wash hand basin and pedestal, timber framed single glazed window, extractor fan, heated towel rail, ceiling lights

Outside

Front

please note the property is located on a private road. Un allocated off street parking space in front of the property with gated access to the front garden.

Rear

A private an enclosed courtyard area laid to gravel and enclosed by stonewalling.

Tenure

Freehold

Services

Mains electric, gas, drainage and water.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Approximate total area^m
872.98 ft²
81.1 m²

Reduced headroom
9.7 ft²
0.9 m²

Excluding balconies and terraces

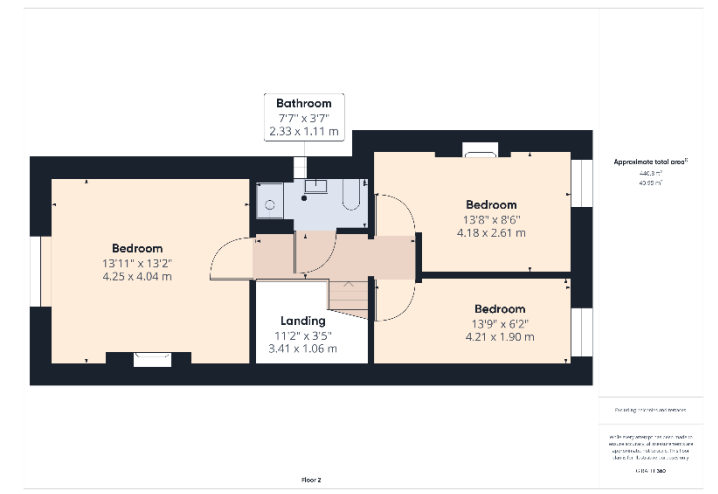
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area^m
550.55 ft²
51.02 m²



Approximate total area^m
446.3 ft²
41.32 m²



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MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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.

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