



2 Shiplate Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0NG



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## 2 Shiplate Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0NG

£495,000

Nestled in the tranquil charm of Bleadon Village, this commanding three bedroom detached bungalow offers a serene retreat with modern comforts. The property features a tasteful extension, providing a brilliant dining and sitting area overlooking the peaceful garden. The garden offers a quiet oasis, perfect for enjoying the outdoors or hosting intimate gatherings. A private driveway and single garage provide convenient off-street parking and storage space. The master bedroom includes an ensuite bathroom for added comfort. Located in the heart of Bleadon Village, residents have easy access to local amenities and scenic walking trails. With its charming character and convenient location, this bungalow offers a comfortable lifestyle in a picturesque setting. Being placed within the charming country village of Bleadon is most desirable for prospective residents. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre and a lovely village pub. Doctors' and dentists' surgeries are found at nearby Weston-super-Mare. The hourly daytime bus service will take you directly to nearby Weston General Hospital in ten minutes and on to Weston town centre ten minutes later. The thriving Coronation Hall has a full events calendar; rarely a day goes by without some social activity in the two halls. For the commuter there is access to the M5 at Junction 21 for those travelling North, but there is also access to the M5 at Junction 22 for those who are travelling South. Railway stations at Weston-super-Mare and Weston Milton are also accessible.

- A commanding three bedroom detached bungalow
- Well positioned in the heart of the charming village of Bleadon
- An impressive extension providing a wonderful dining / sitting area to enjoy the tranquil garden
- Private driveway providing valuable off street parking
- Single garage
- Beautiful Master bedroom with ensuite
- EPC Rating- tba, Council tax band- tba





## Accommodation

### Entrance

As you approach the property, there are steps up to a slab patio area leading to a UPVC double glazed entrance door into vestibule area.

### Vestibule

UPVC double glazed double doors into hallway, ceiling light.

### Hallway

Inviting entrance area with doors to principal rooms, useful storage cupboard housing wall mounted gas fired boiler, radiator, ceiling lights.

### Living Room

UPVC double glazed window to front, offering a pleasant outlook over rooftops and church beyond, radiator, fireplace and surround, ceiling light, internal window to dining area.

### Shower Room

A low level W/C, tiled walls, wash hand basin over vanity unit, enclosed main fed shower, UPVC double glazed window, radiator, ceiling spotlights.

### Kitchen

A well presented range of wall and floor units with worktops and tiled splashback over. A useful pantry style cupboard, inset sink and drainer with Swan neck mixer tap over, positioned under an internal UPVC double glazed window. An eight burner range style cooker with extraction hood over, space for appliances, ceiling spotlights, opening to dining area.

### Dining / Sitting Area

A light and bright dining and sitting area with UPVC double glazed windows and patio doors onto rear garden, superb skylight window features and vaulted ceilings, radiator, ceiling spotlights.

### Master Bedroom

UPVC double glazed bay style window to front, radiator, door to en-suite shower room, ceiling light.

### En-suite Shower Room

A low-level W/C, enclosed mains fed shower, wash hand basin over vanity unit, tiled walls, UPVC double glazed window, radiator, ceiling spotlight.

### Bedroom Two

UPVC double glazed window, radiator, built-in storage cupboard, ceiling light.



### Bedroom Three

UPVC double glazed window, radiator, ceiling light.

### Outside

#### Front

On approach to the property, there is a sloping block paved driveway and parking area providing valuable and ample off-street parking. Area laid to gravel with mature shrubs.

#### Rear

A super private and enclosed rear garden, mostly laid to gravel with slab patio pathways, tiered areas with mature shrubs and hedging at the borders.

### Garage

A single garage with an up and over garage door, power supply points and lighting.

### Tenure

Freehold

### Services

tba

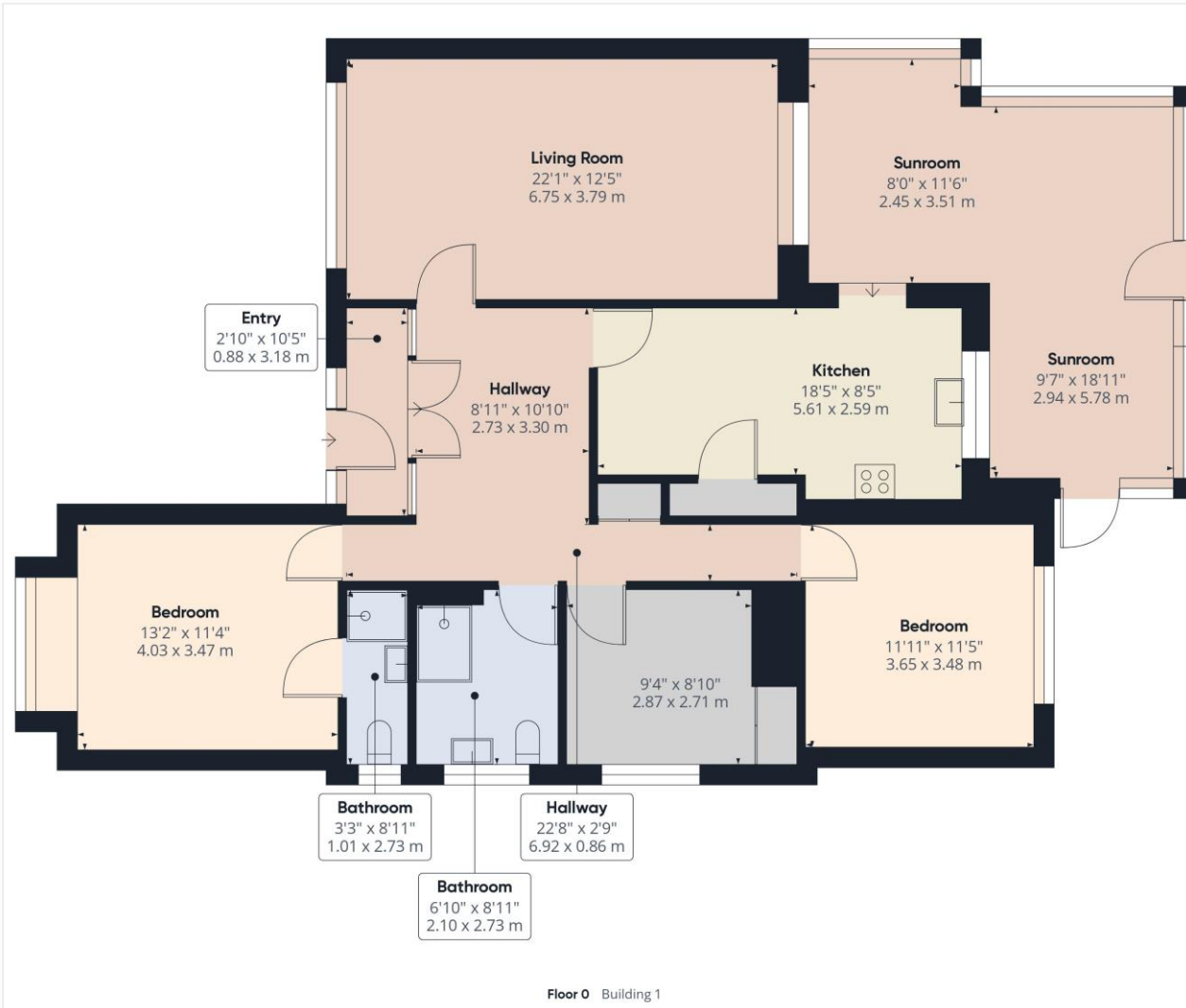




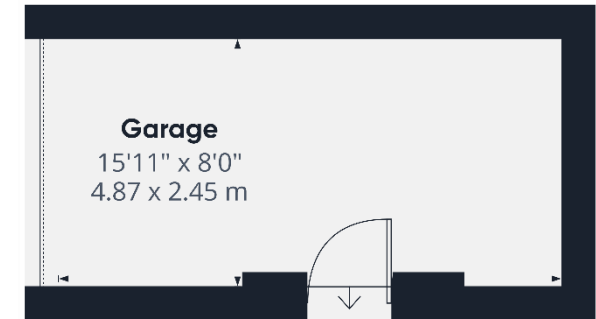




Space for EPC



Approximate total area<sup>(1)</sup>  
1476.75 ft<sup>2</sup>  
137.19 m<sup>2</sup>



Approximate total area\*  
138.00 ft<sup>2</sup>  
12.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate.



Company Registration No. 08744483 VAT No. 173 8517 84

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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