

119 Totterdown Road Weston-Super-Mare BS23 4LW

£499,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi-detached house



HOW BIG  
1390.90 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C

Beautiful 1930's four-bedroom family home that has been fully refurbished throughout, offered to the market with no onward chain, and situated in a quiet spot allowing convenient access to the local amenities. This beautiful home has been tastefully refurbished and offers a high standard of finish throughout and the flexibility of single floor living if needed. With new boutique-style bathrooms, a newly fitted kitchen complete with a selection of AEG appliances and ceiling lantern that floods the family area with natural light. This makes a home you can enjoy from the moment you get the keys. Potential buyers can also be rest assured that a full re-wire has also been carried out.

Entered via the generous entrance hall, the bay-fronted sitting room is situated to the front. A newly fitted and beautifully appointed kitchen diner flows effortlessly into the family area and features bi-folding doors that open onto the rear garden with a lantern light to the ceiling. This is a wonderful open-plan layout that is perfect for modern living. A separate utility area, wet room, and bedroom/study complete the spacious ground floor. The feeling of quality continues upstairs where you will discover three further bedrooms and a sumptuous family bathroom.

Outside, the rear garden has been thoughtfully landscaped. From the bi-fold doors, you step out onto a newly decked seating area, an area laid to lawn has a stepping stone pathway that leads to an additional decked seating area adjacent to the Uphill Great Rhyne. A further area laid to artificial lawn is flanked on one side by a planted bed, a feature tree takes pride of place in this well-designed social garden. The front is laid to artificial lawn, bordered by a low-level wall and hedging. The driveway is accessed via stylish wrought iron gates, laid to block paving, providing off-street parking.







## Stunning 1930's family home, beautifully refurbished throughout

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

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Seafront, Promenade and Pier

Abundance of Restaurants and Cafes

Numerous Retail Parks

Golf and Tennis Clubs

Easy access to the Town Centre

Clarence and Elborough Parks

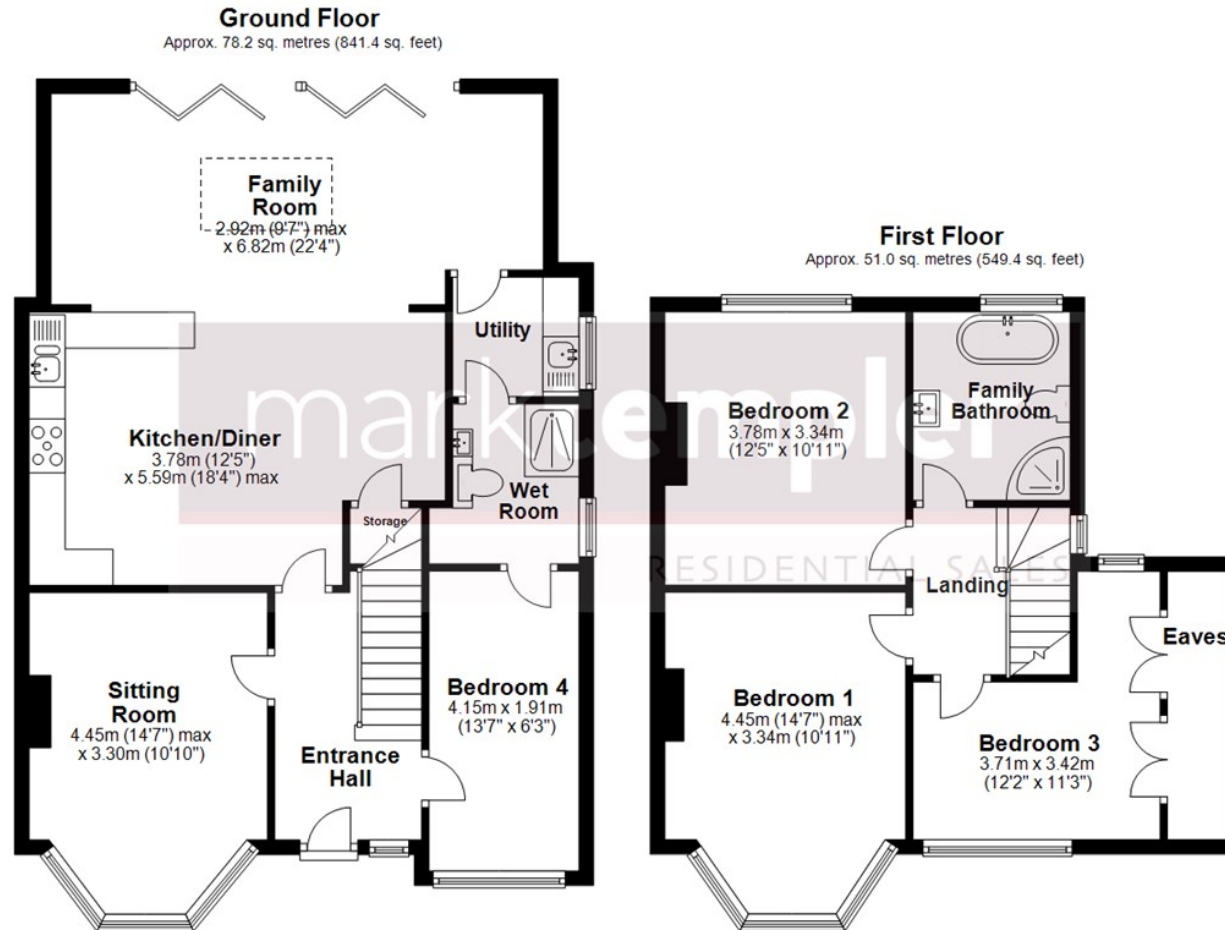
Mainline Railway Station

Within easy reach of Weston General Hospital



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Total area: approx. 129.2 sq. metres (1390.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.