



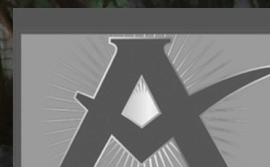
4

Bedrooms



2

Bathrooms





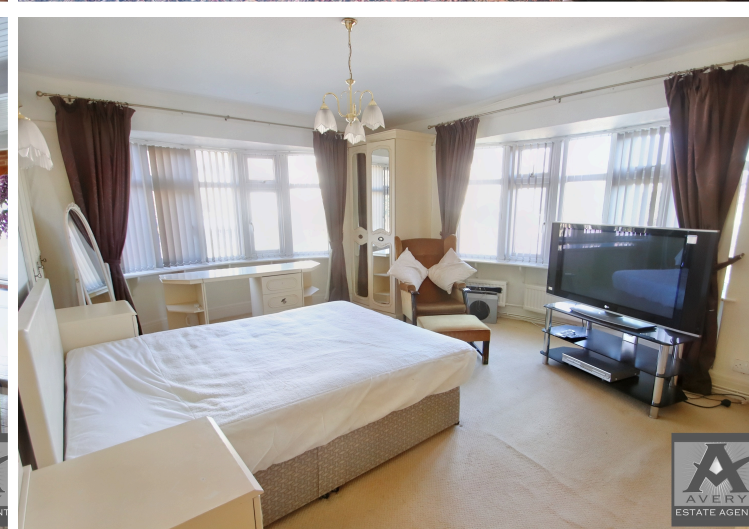


This is a unique opportunity to own this 4 bedroom detached property perfect for those who love to entertain. Split over 3 levels with the addition of two rooftop terraces there is an incredible amount of space, catering perfectly for dual aspect living arrangements, or a striking family home. The Lower level briefly comprises a 39' swimming pool, gym area, reception room with sauna, bar, changing room, guest room, office, bathroom and kitchen / utility area. The main residential accommodation is spread over the 2 top floors comprising 4 bedrooms, 2 lounges, kitchen, bathroom, en-suite, balcony, roof terrace and a 47' sun terrace with striking views across the town. The gardens wrap around 2 sides of the property and boast many features; a garden shed, rockery pond and multiple seating areas. To the rear of the property is ample gated parking with a double garage. Lower Bristol Road is conveniently located within catchment area for numerous highly regarded primary and secondary schools, as well as active bus routes across Weston-Super-Mare just a short walk away. Just a 5 minute drive away is Weston town centre boasting a host of shops and amenities including the sovereign centre as well as Weston train station nearby. This larger than average, stunning detached home definitely requires a viewing!



- **Unique Detached Property**
- **EPC Rating D**
- **Perfect For Entertaining**
- **N Somerset Council Tax Band F**
- **39ft Indoor Pool**
- **No Onward Chain!**

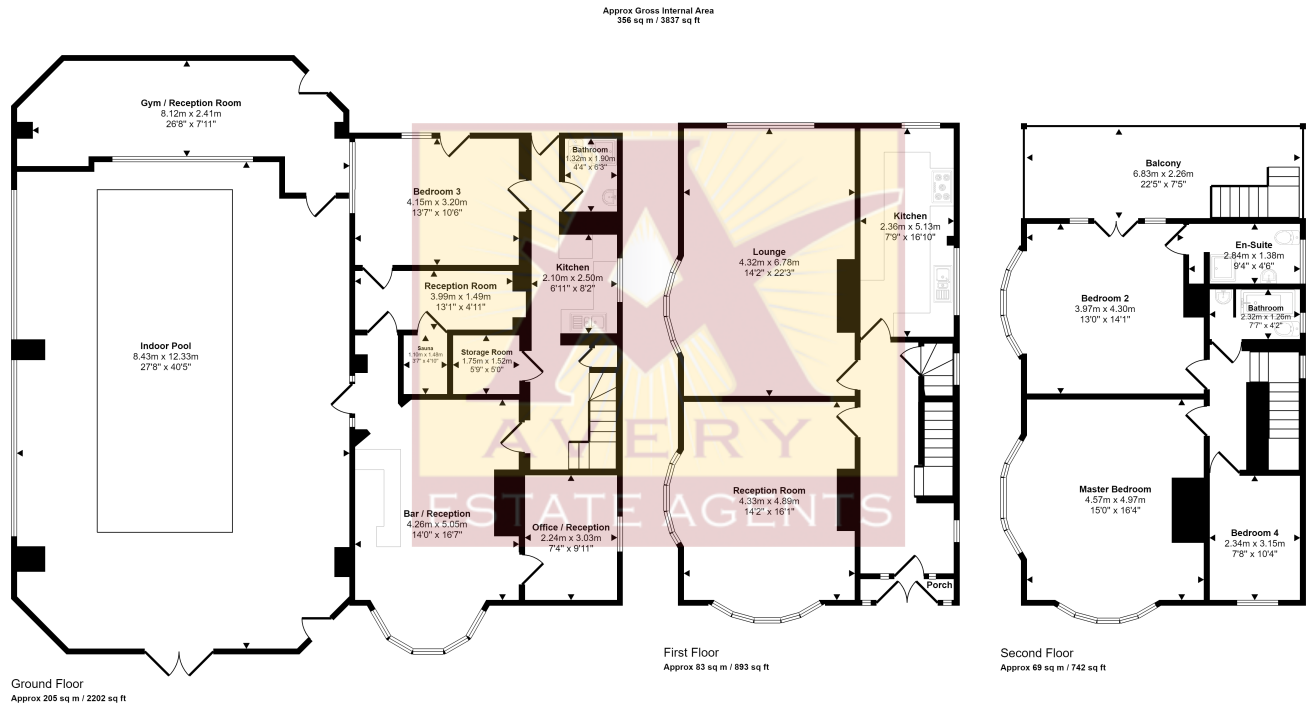












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
	56	71

Address: Bristol Road Lower, BS23

