



 4
Bedrooms

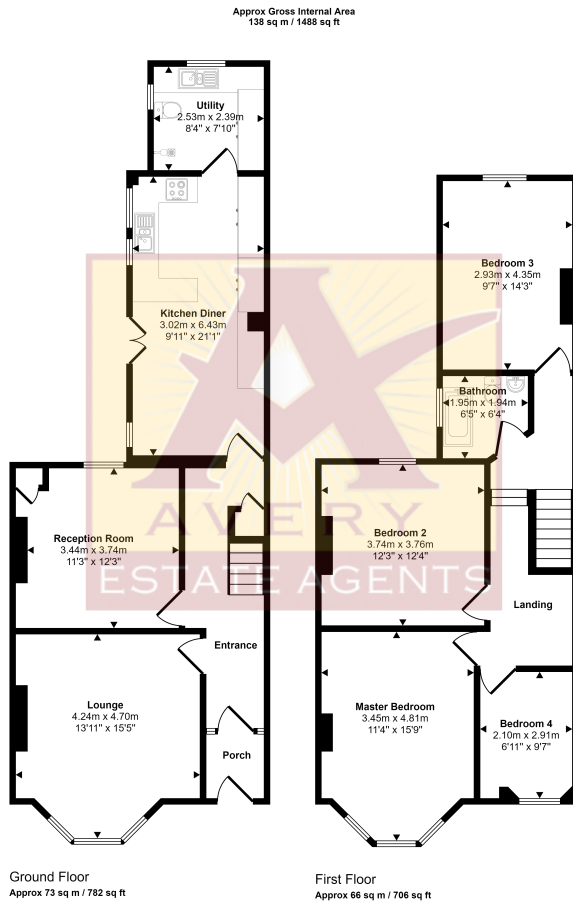
 2
Bathrooms



We take great delight in offering for sale this spacious Victorian semi-detached family house located in a popular South Ward location close to Clarence Park, Weston beach and sea front. Deserving of an internal inspection and blending both modern updated accommodation and retaining original charm, the property has been improved to include large refitted kitchen/dining room and utility/shower room and a refitted bathroom on the first floor plus double glazed windows throughout. The rear gardens enjoy maximum sunshine throughout the day and are ideal for entertaining with a useful garage/workshop and a garden room at the bottom of the garden. The accommodation briefly comprises; porch, entrance hall, lounge, sitting room/bedroom 5, kitchen/diner with utility/shower room/WC off. On the first floor there are 4 bedrooms and a bathroom. The property is handy for local amenities including shops and schools with a regular bus service is available for Weston town centre if required.

- **Victorian Semi Detached**
- **N Som Council Tax Band D**
- **Sunny Rear Garden**
- **Refitted Kitchen & Bathroom**
- **EPC Rating D**
- **Close To Parks & Beach**





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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 20 St. Pauls Road, BS23

