

**STEPHEN & CO.**  
CHARTERED SURVEYORS  
**01934 - 621101**

**ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT**  
Established 1928



**'BUCKLAND HOUSE', 60, BEACH ROAD,  
WESTON-SUPER-MARE, BS23 4BE  
£675,000**

A substantial local stone built Victorian 5 Bedroom Semi Detached House built around 1888. Occupying an enviable position on the Sea Front overlooking the Beach Lawns and Weston Bay towards Brean Down and the Welsh Coast and well placed for the Town Centre, Clarence Park and a range of transport and leisure facilities.

The property offers spacious and flexible accommodation with a bright and airy south and west aspect. It includes gas central heating, refitted Kitchen, large, walled gardens and off street parking for several vehicles as well as a host of original features including fireplaces, ornate coving and timber sash windows. There is further potential to extend into the large loft space or develop the large garage into a home office/annexe (subject to obtaining any necessary consents).

An internal inspection is highly recommended

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## Accommodation:

(with approximate measurements)

## Entrance:

Front door with brass step and original Victorian bell pull to Entrance Vestibule with original tiled floor, Victorian-style radiator, cloak hooks and further door with glazed side panels to:-

## Hall:

Impressive staircase with turned spindle balustrade rising to First Floor. 2 Victorian-style radiators. Understairs cupboards. Ornate coving and ceiling rose. Solid oak flooring

## Lounge/Diner:

27'9 x 16'5 narrowing to 15'5 (8.46m x 5.00m narrowing to 4.70m)

Wide bay window. Open marble fireplace. Radiators. TV and telephone points. Ornate coving and ceiling roses. Stripped flooring.

## Sitting Room:

14'3 x 11'7 (4.34m x 3.53m)

Radiator. Coved ceiling. Door to Rear Garden.

## Cloakroom:

Modern high level WC. Vanity wash basin with marble top. Radiator. Part panelled walls.

## Breakfast Room:

14'3 x 13'3 (4.34m x 4.04m)

Radiator. Multi fuel burner. Radiator. TV and telephone points. Yorkshire hoist.

## Family Kitchen:

30' x 8'9 narrowing to 8'2 (9.14m x 2.67m narrowing to 2.49m)

Refitted with a range of wall and base units with granite worktops over. Inset 1 1/2 bowl single drainer sink unit. Fitted double oven. 5-ring hob with extractor hood over. Plumbing for a washing machine. Integrated dishwasher. Underfloor heating. Slate flooring. 3 'Velux' windows. Bi-fold doors open into:-

## Garden Room:

16'6 x 8'2 (5.03m x 2.49m)

Radiator. Double glazed french doors to Rear Garden.

## First floor Landing:

Radiator. Skylight.

## Bedroom 1:

16'6 x 15'10 max (5.03m x 4.83m max)

Radiator. Fireplace with tiled inset. Views over Weston Bay. Door to:-

## En Suite:

Double shower cubicle with 'Megaflow' thermostatic scald protect shower with overhead arm, hand unit and spray jet features. Low level WC. Vanity wash basin with marble top. Heated towel rail. Shaver point. Extractor fan. Marble flooring and splashbacks

## Bedroom 2:

15'7 x 13'5 (4.75m x 4.09m)

Slate fireplace with tiled inset and hearth. Radiator. Views over Weston Bay.

## Bedroom 3:

14'3 x 11' (4.34m x 3.35m)

Fireplace with tiled inset. Radiator

## Bedroom 4:

14'3 x 10'4 (4.34m x 3.15m)

Fireplace. Radiator. Airing cupboard housing gas fired boiler providing central heating and hot water and a pressurised hot water tank.

## Bedroom 5/Dressing Room/Nursery:

11'5 x 6' (3.48m x 1.83m)

Doors from Landing and Bedroom 1. Radiator. Access to loft space with 3 skylights.

## Bathroom:

10'5 x 7'5 (3.18m x 2.26m)

Freestanding clawfoot bath. Modern high level WC. Pedestal wash basin. Double shower cubicle with 'Megaflow' thermostatic scald protect shower with overhead arm, hand unit. Part panelled walls. Heated towel rail. Shaver point.

## Outside:

Long driveway with off street parking for several vehicles. Front Garden laid to lawn. Gated access to large mature walled Rear Garden backing on to Clarence Park, laid to lawn with a variety of established trees and shrubs. Patio. Electric car charger.

Accessed from the driveway is a large Garage/Store: 39'9 x 13'10 (12.12m x 4.22m) with potential to create an annexe or home office (subject to obtaining any necessary consents).

## Tenure:

Freehold

## Council Tax:

Band G

NB. We are advised that the property was rewired and new central heating installed in 2012. In addition, the water supply to the property has been replaced.

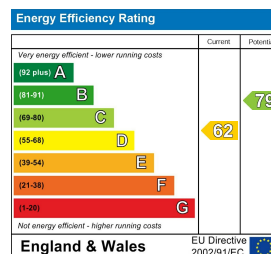
## Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

## Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

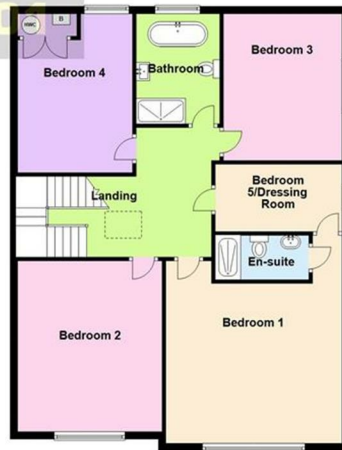


**Ground Floor**  
Approx. 143.0 sq. metres (1528.2 sq. feet)



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**First Floor**  
Approx. 103.5 sq. metres (1114.5 sq. feet)



Total area: approx. 246.5 sq. metres (2653.7 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanIt.



