



**1 RIVERSIDE COTTAGES, BRIDGWATER ROAD,
BLEADON, WESTON-SUPER-MARE, BS24 0BQ**

£375,000

Located on the edge of Bleadon Village to the south of Weston super Mare, approximately 5 miles from the Town Centre and Sea Front with a wide range of amenities.

Rare opportunity to acquire a well presented 3 Bedroom Semi Detached Cottage, which has been thoughtfully modernised to retain much of its charm and character, together with a separate Annexe ideal for a dependant relative and with potential for use as a Home Office. The property includes gas central heating, double glazing, gardens and off street parking for several vehicles.

An internal inspection is recommended

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Radiator. Stairs to First Floor. Cloaks cupboard.

Lounge:

13'10 x 11'8 (4.22m x 3.56m)

Bay window. Fireplace with woodburner. radiator. TV point.

Dining Room:

13' x 11'8 (3.96m x 3.56m)

Bay window. Radiator.

Kitchen/Breakfast Room

19'6 x 11'9 overall (5.94m x 3.58m overall)

Range of wall and base units with wooden worksurfaces over. Inset Belfast sink with mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Brick chimney breast with space for range-style oven. Tiled floor and splashback. Glass display cabinets. Central island. Radiator. Stable door to front. Door and secondary staircase to First Floor.

First Floor Landing:

Access to loft space

Bedroom 1:

12'10 x 12' (3.91m x 3.66m)

Radiator. Door to En Suite. Shower cubicle Vanity wash basin. Low level WC. Radiator. Tiled splashback.

Bedroom 2:

13' x 12' (3.96m x 3.66m)

Range of fitted wardrobes, cupboards and dressing table. Radiator. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 3:

13'4 x 12' (4.06m x 3.66m)

Radiator.

Bathroom:

White suite with panelled bath with mixer shower over. Vanity wash basin. Low level WC. Tiled splashback. Heated towel rail.

Annexe:**Entrance:**

Double glazed door to:-

Lounge/Diner:

20' x 7'5 (6.10m x 2.26m)

2 radiators. TV point. Opening into:-

Kitchen:

9'2 x 6'2 (2.79m x 1.88m)

Range of wall and base units with worksurfaces over. Belfast sink with mixer tap over. Fitted oven and hob.

Integrated washing machine and refrigerator. Tiled splashback. Door to:-

Bedroom:

9'7 x 9'2 (2.92m x 2.79m)

Radiator. Door to:-

Wet Room:

Deluge and hand held shower fittings with glazed screen. Pedestal wash basin. Low level WC. Tiled walls. Heated towel rail. Airing cupboard housing gas fired boiler providing central heating and hot water.

Outside:

The property stands in a generous plot approached over a wide gravel driveway with parking for several vehicles. Enclosed area of garden laid to lawn and chippings with shrub borders. Greenhouse. Timber summerhouse with decking. Drying area.

EPC Ratings:

Cottage: 'D' (56)

Annexe: 'C' (74)

Council Tax:

Cottage: Band E

Annexe: Band A

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

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

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. 57.7 sq. metres (620.7 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 114.7 sq. metres (1234.2 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 PlanUp.

Annexe

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 33.9 sq. metres (364.9 sq. feet)

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