



**'FOUR WINDS', HILLSIDE ROAD, BLEADON HILL
WESTON-SUPER-MARE, BS24 0AA**

£445,000

A beautifully presented 3 Bedroom Semi Detached House located in this highly sought after elevated position within an Area of Outstanding Natural Beauty to the south of Weston super Mare, approximately 4 miles from the Town Centre, Sea Front, Railway Station and other amenities. The M5 Motorway is accessible at Junctions 21 (St Georges) and 22 (Edithmead).

The property, which enjoys extensive southerly views over the Somerset Levels towards the Bristol Channel and beyond, has been refurbished and adapted by the current owners over the last 12 years to include new Kitchen & Bathroom suite, gas central heating double glazing, extended living accommodation and a Terrace. In addition there is off street parking & a garage as well as good size enclosed gardens.

An internal inspection is recommended

Accommodation:

(with approximate measurements)

Entrance:

Timber storm porch and Upvc front door with glazed side panel to:-

Hall

Radiator. Staircase to First Floor.

Cloakroom:

Low level WC. Vanity wash basin. Radiator. 1/2 tiled walls.

Lounge/Diner:

25'8 x 12' (7.82m x 3.66m)

Fire surround with woodburner. Radiator. Double glazed french doors to Rear Garden. Wide opening into:-

Sitting Room:

15' x 8'8 (4.57m x 2.64m)

Overlooking the Rear Garden with views beyond. Radiator.

Kitchen:

13'2 x 11' (4.01m x 3.35m)

Refitted with an extensive range of wall and base units with a central island and timber worksurfaces over. Inset single drainer enamel sink unit. Fitted double oven and 4-ring induction hob with splashback and extractor hood over. Plumbing for a washing machine and dishwasher. Radiator. Recess with space for a tumble dryer and 'Vaillant' gas fired boiler providing central heating and hot water. Space for a a fridge/freezer. Breakfast bar. Wine cooler. Tiled floor.

First Floor Landing:

Radiator. Access to loft space.

Bedroom 1:

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

Radiator. Double glazed doors to Balcony: 15'10 x 10' (4.83m x 3.05m) with power points and extensive southerly views over the Somerset Levels towards the Bristol Channel and beyond.

Bedroom 2:

12' x 12' (3.66m x 3.66m)

Radiator. Views.

Bedroom 3:

11' x 10'10 max (3.35m x 3.30m max)

Radiator.

Bathroom:

Refitted with a white suite with a panelled bath. Corner shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback and floor. Heated towel rail.

Outside:

Double gates and driveway with off street parking and electric charging point to Garage. Front Garden laid to lawn with borders. Power points. Pedestrian gated access to good size south facing enclosed Rear Garden laid to lawn with mature trees & shrubs and raised beds. Area of decking. Further area of raised decking. Summerhouse. Power points.

Tenure:

Freehold

Council Tax:

Band D

Services:

Mains gas, electricity and water. Private drainage. Mains fire alarm.

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

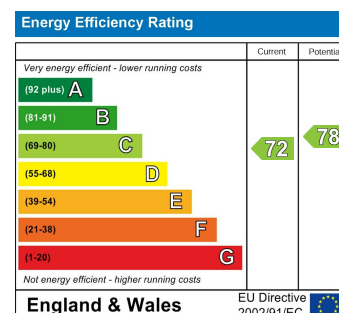
Data Protection:

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. 82.4 sq. metres (886.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 137.5 sq. metres (1479.8 sq. feet)

Floor plans are for illustrative purposes only and are 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.



