



70 BEACH ROAD

Weston-Super-Mare, BS22 9UP

Price £495,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* FANTASTIC BUNGALOW ON THE BEACH! * Set on a prime position with breathtaking sea views and only a few steps away from enjoying Sand Bay beach, resides this ideal ready to move into bungalow. Sat on a fantastic size plot with generous front and rear gardens and a driveway with parking for several vehicles. The bungalow comprising in brief, entrance hall with cloakroom, lounge, modern kitchen/diner with conservatory/utility room, shower room, three bedrooms and added conservatory with a solid roof. Externally the property enjoys both generous front and rear gardens, garage and a long driveway. This property also boasts solar panels with battery storage and a heat pump. Truly a wonderful property in a fantastic position on Sand Bay.

Situation

35 meters - Sand Bay Beach
 3.08 miles - Junction 21 of the M5
 0.80 miles - Worlebury Golf Course
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: D
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hallway

uPVC double glazed front door opening into the hallway, loft access which is insulated, partially boarded with a loft ladder and light, radiator, laminate flooring and doors to;

Lounge

17'7" × 13'10" (5.36m × 4.22m)

uPVC double glazed window to front with sea views, feature working log burner with wooden beam mantle and slate base, two radiators, laminate flooring and double doors to;

Kitchen/Dining Room

21'4" × 9'10" (6.50m × 3.00m)

Dual aspect uPVC double glazed windows to front with sea views and side, modern fitted kitchen comprising a range of high gloss eye and base level units with worktop space over and splashback surround, inset sink with adjacent drainer and mixer tap over, inset induction hob with extractor over, mid-height electric oven and built-in microwave, integrated fridge/freezer, washing machine and dishwasher. Ample space for dining table and chairs, radiator, storage cupboard housing the updated fuse box and solar panel readings.

Conservatory/Utility

12'11" × 7'8" (3.94m × 2.34m)

uPVC double glazed conservatory with reflective glass roof, windows to front, rear and side with tiled flooring and uPVC double glazed door opening to the garden.

Cloakroom

Suite comprising low level WC and hand wash basin with taps over, extractor and radiator.

Shower Room

Obscure uPVC double glazed window to side, modern suite comprises low

level WC, hand wash basin set into storage vanity unit with taps over and tiled surround, large walk-in shower cubicle with shower over and panelling surround, towel radiator and tiled flooring and walls.

Bedroom One

13'10" × 9'11" (4.22m × 3.02m)

uPVC double glazed window to rear, ample built in wardrobes and radiator.

Bedroom Two

11'7" × 9'11" (3.53m × 3.02m)

Ample built in wardrobes, radiator and sliding uPVC double glazed doors opening to the rear conservatory.

Bedroom Three

10'3" × 9'8" (3.12m × 2.95m)

uPVC double glazed window to side, ample built in wardrobes and radiator.

Conservatory

12'8" × 11'8" (3.86m × 3.56m)

Newly constructed with a solid roof and 'Velux' window, a versatile room that can be used as second living space or separate living space for a family member wishing to have their own bedroom and lounge, uPVC double glazed windows overlooking the garden, radiator, laminate flooring and double doors opening to the garden.

Rear Garden

Impressively private and sunny, the rear garden enjoys multiple low maintenance areas, including a paved entertaining area, generous area of artificial grass, area of decorative stones with an array of mature trees, shrubs and plants, a raised planter area, courtesy door to the garage, gated side access to the driveway and doors to the conservatory/extension and conservatory/utility.

PROPERTY DESCRIPTION

Garage & Driveway

22'1" x 9'4" (6.73m x 2.84m)

Garage with an electric up and over door, power, lighting and rear courtesy door to the garden. To the front is a long driveway with parking for several vehicles.

Front Garden

The front garden is mostly laid to stones, making it ideal for additional parking or a turning point. An array of mature hedges, shrubs and plants and a low level brick wall to the front.

Solar Panels

The vendor has had 15 solar panels installed on this property. 7 were installed roughly 10 years ago and are producing 1.4KW. The remaining 8 were installed this year and are producing 3.2KW. Also this year a solar panel battery was installed which holds 5.2KW.

Heat Pump Heating

The vendor has a 'Samsung' heat pump installed roughly 8 years ago which supplies heating and hot water for the property. There are gas lines running to the property if a prospective buyer wished to change the heating system to gas central heating.

Agent Note

The vendor has had the following work carried out. The new conservatory/extension added March 2023. New metal fencing installed by 'ColourFence' in April 2023. New roof approx. 6 years ago. New kitchen and appliances installed approx. 5 years ago. Updated shower room suite approx. 3 years ago. New log burner approx. 4 years ago. All uPVC double glazed windows and doors were replaced approx. 10 years ago.



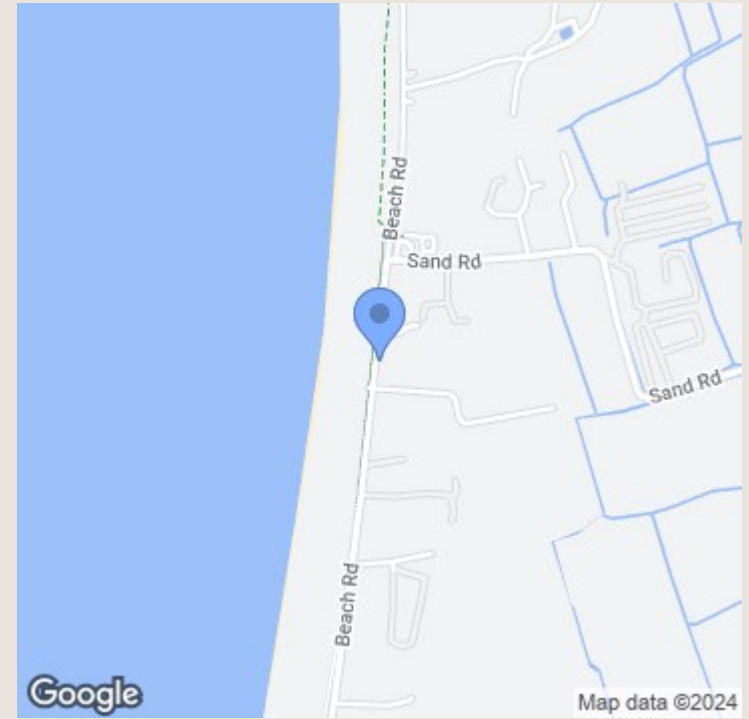






Total area: approx. 1478.2 sq. feet

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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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