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# Harris & Lee

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*Southend Road, Weston*

*£375,000*

- \* *Extended Terrace House*
- \* *3 Beds plus Loft Room*
- \* *21' Family/Room/Kitchen*
- \* *Southerly Rear Garden*
- \* *Garden Studio & Parking*
- \* *Utility & Cloakroom*



*114 High Street, Worle, BS22 6HD*

## 43 Southend Road, Weston-s-Mare, BS23 4JY

### Description

Does a lovely older style terrace home come any more complete than this? Over 100k invested in extensive re-modelling and finishing both inside and outside producing a flexible family home full of features and character, sure to tug at the heart strings and quite simply viewing is essential to fully appreciate the package on offer here. Not only has this 3 bedroom house been extended to the rear to provide stylish open plan living, there is a super loft room, which although isn't recognised under building regs, adds extra versatility and character. Furthermore, the addition of a fully insulated garden studio, adds another dimension, ideal for those who work from home or perfect hobby space. Many will appreciate that the landscaped rear garden enjoys a southerly aspect and off road parking lies behind, accessed from a rear lane. The double glazed and gas centrally heated accommodation includes a stylish 21' open plan kitchen/family room, in addition to a lounge area, separate hall and stairs, utility room plus that all important downstairs WC. The generously proportioned bathroom includes bath and large separate shower too! Beautifully presented unique home with a show home feel!

### Accommodation

#### Entrance

Sheltered storm porch to UPVC double glazed front entrance door, opening to

#### Entrance Hall 12' 10" x 6' 5" (3.91m x 1.95m)

A lovely initial welcome including the stairs to the first floor. Useful recess and cupboard storage beneath. Radiator, smooth ceiling finish.

**Lounge 13' 2" x 11' 3" (4.01m x 3.43m)** plus double glazed bay window to front aspect with built-in storage solution. Radiator, smooth ceiling finish. Square opening leading through to

**Kitchen/Family Room 21' 0" x 13' 8" (6.40m x 4.16m)** reducing to 12'9". A particular feature of this home, ideal for family interaction and entertaining. Stylish kitchen comprising two tone wall, base and tall storage units with complementing work surfaces and island unit incorporating the sink with mixer tap over. Integrated appliances including double oven, 4 ring induction hob, cooker hood, dishwasher plus large fridge and separate freezer. Smooth ceiling finish with inset spotlights. Radiator. Velux window/skylight. Double glazed window and double doors to the rear garden.





**Utility Room** 11' 5" x 6' 0" (3.48m x 1.83m) including a useful storage recess. Wall and base units, work surfaces and sink unit with mixer tap. Space for washing machine. Radiator. Smooth ceiling finish with Velux window. Access to lobby with door to the rear garden and door to



#### **Downstairs WC**

Low level WC and wash hand basin. Cupboard housing the gas fired boiler.

#### **First Floor Landing**

Wood effect flooring, smooth ceiling finish with inset spotlights. Stairs ascending to the loft room.

**Bedroom 1** 13' 0" x 9' 7" (3.96m x 2.92m) plus built-in wardrobes and storage to one wall. Wood effect flooring, Radiator, smooth ceiling finish. Double glazed bay window to front aspect.



**Bedroom 2** 11' 4" x 11' 2" (3.45m x 3.40m) Wood effect flooring, Radiator, smooth ceiling finish. Double glazed window to rear aspect.



**Bedroom 3** 8' 0" x 7' 6" (2.44m x 2.28m)

Wood effect flooring, Radiator, smooth ceiling finish. Double glazed window to front aspect.

**Bathroom** 8' 2" x 8' 0" (2.49m x 2.44m) Re-styled including both bath and separate large shower enclosure with deluge shower and handheld fittings. Vanity unit and low level WC. Metro style tiling to walls. Feature heated towel rail in an anthracite style finish. Smooth ceiling with inset spotlights. 2 opaque double glazed windows to rear.



**Second Floor Loft Room** 12' 5" x 11' 5" (3.78m x 3.48m) maximum plus display recess. Feature brickwork to one wall. Sloping ceilings with smooth finish, inset spotlights and Velux window. Electric heater.



#### **Outside**

Small enclosed front garden laid to gravel for reduced maintenance, complementing shrub border and pathway. The rear garden is enclosed, of a good size for this type of property and benefits from a south easterly aspect. A stylish patio area is enclosed with a raised planter and rockery stones encased in a mesh container. Outside tap. Access to a good size area of lawn with pathway and established shrub border. A garden studio sits at the bottom of the garden and is split into two sections, one incorporates a fully insulated room, currently used as a bedroom for visitors. This measures 11'5" x 7'6" and could easily be used as a home office or hobby space, with power and automated lighting, window and personal door.

### Outside cont.

Another door opens into the adjacent section, measuring 11'5" x 11'3", ideal for storage including a rear door that opens out onto a hard standing providing off road parking for 2 cars. this is also accessed via a shared rear lane.



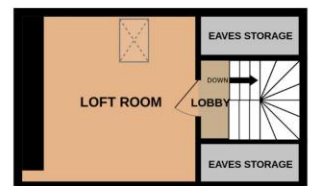
GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

### Tenure

Freehold, council tax band is 'B'.

### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin Media websites confirms that their service is available at this address.

**The energy rating for this property is 'D'.**