



**Hobbs & Webb**

**BRIDGWATER ROAD**  
Weston-super-Mare, BS24 0AL

Price £500,000



A rare opportunity to purchase this light Edwardian home, proudly set in approximately 3/4 of an acre, and known locally as the pink house on the hill. Undercliff House enjoys an elevated position in Bleadon with westerly views over the mature front garden and open fields to the Quantock Hills, Brean Down, Steep Holm and Wales.

Undercliff House offers excellent accommodation for a large family. The ground floor includes a traditional porch, wide entrance hall, cloakroom, large sitting room, dining room, pantry, and kitchen / breakfast room. Upstairs includes a landing, four bedrooms, a study, and family bathroom, with access to the loft. Outside there are two garages, a pump house and a shed. Behind the upper garage (attached to the property) is a tiered rear garden which backs onto the woodland of Bleadon Hill, and the front garden (laid to lawn with terraces, rockeries, flower and shrub borders) runs down to the lower garage adjacent to the bottom of the tarmac driveway.

The property has been occupied by the same family since 1975 and although a comfortable family home, it would benefit from modernisation and potentially extending the kitchen into the upper garage, thereby adding a large kitchen and family space more suited to modern living.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: F

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Traditional Porch

Outside light, half Georgian style glazed timber door to.

## Entrance Hall

Coved ceiling, radiator with cover, telephone point, under stair storage cupboard and doors to:-

## Cloakroom

Part obscure timber window to side, white suite of low level W.C. wash hand basin and radiator.

## Living Room

21'3" x 13'8" (6.5m x 4.19m)

Dual aspect room with windows to south and westerly aspects, coved ceiling, three radiators, feature fire place with stone surround and timber mantle.

## Sitting/Dining Room

12'8" x 11'9" (3.88m x 3.6m)

Westerly facing window to front, picture rail, corner chimney breast with recess with marble style back, surround and hearth, radiator, television point.

From entrance hall half glazed timber door to:-

## Lobby

doors to:-

## Pantry

6'7" x 4'0" (2.01m x 1.24m)

Shelved, window to rear, oil fired boiler providing hot water and central heating.

## Kitchen/Breakfast Room

20'6" x 8'9" (6.27m x 2.69m)

Upvc double glazed windows to front, side and rear, range of wall cupboards, single bowl single drainer sink with mixer tap over double and single cupboard under, further base cupboards and drawers, work tops, tiled surrounds, plumbing for washing machine and dishwasher, space for tumble dryer, door to garage.

From entrance hall half turn spindled balustraded staircase with half landing with window affording views towards Brean down, leading to:-

## First Floor Landing

Wired for 2 wall lights, double radiator, loft access leading to large boarded loft space with light and 2 sky lights and doors to:-

## Bedroom One

13'9" x 13'8" (4.21m x 4.19m)

A dual aspect room with windows to south and westerly aspects with views to the front towards Brean Down, picture rail and radiator.

## Bedroom Two

12'9" x 11'9" (3.91m x 3.60m)

Westerly aspect window with views towards the Quantock Hills and Brean Down, picture rail, radiator and built in double wardrobe.

## Bedroom Three

13'9" x 9" (4.19m x 2.74m)

Southerly aspect window, two double built in wardrobes, picture rail and radiator.

# PROPERTY DESCRIPTION

## Bedroom Four

10'0" x 5'2" (3.07m x 1.60m)

Window to rear.

## Bedroom Five /Study

8'4" x 5'6" (2.56m x 1.70m)

Westerly facing window to front affording views and radiator.

## Bathroom

8'5" x 7'4" (2.59m x 2.26m)

Two part obscure glazed windows to side with views towards Brean Down and Steep Holm, fitted with white suite of panelled bath with Victorian style mixer tap and hand held shower attachment over, pedestal wash hand basin, low level W.C. tiled splash backs and radiator.

## Outside

The property is believed to be set in approximately three quarters of an acre with detached garage (measurements TBC) with up and over door window and personal door to the front garden accessed off of Purn Lane via tarmacadam driveway providing parking for one car. The main entrance to the property is via five bar timber gate to sweeping tarmacadam driveway providing parking for numerous vehicles and leading to further garage at house level with up and over door windows to side and rear, power and light, and personal door to the kitchen and further door leading to the rear of the property. To the front of the garage is a paved pathway with the oil tank to side which leads to tiered paved patio area with outside light and tap. The front garden is laid to terraces and areas lawn as well as flower and shrub

beds and borders, two sets of steps return to bottom of the front garden and in turn give access to the lower garage. To the rear of the property is a small paved private seating area with steps leading to the rear garden which is mainly arranged as terraces of lawn with apple tree and top terrace giving access to timber garden shed and also providing westerly views to the Quantock Hills, Brean Down and Steep Holm.

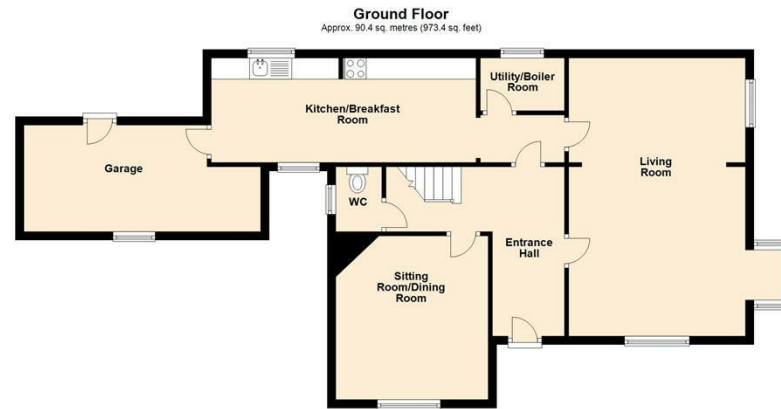
## Tenure

Freehold, council tax band F, please note the boiler is oil fired and drainage is provided via septic tank.









Total area: approx. 162.7 sq. metres (1750.9 sq. feet)

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

# Hobbs & Webb

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