



Hobbs & Webb

LOWER CHURCH ROAD
Weston-super-Mare, BS23 2AQ

Price £375,000



A truly rare opportunity has arisen with the sale of this magnificent grade II listed period home located just a short walk to the town centre & sea front.

This substantial period home would suit a variety of uses, including dual occupation due to the separate annex to the rear which is in need of modernisation, but would be perfect for an independent relative. The house boasts an impressive 2325 square feet of accommodation which is beautifully arranged over three floors. Numerous features including 20ft drawing room on the first floor with lovely outlook to St. Johns Church, 4/5 bedrooms and 3 bathrooms.

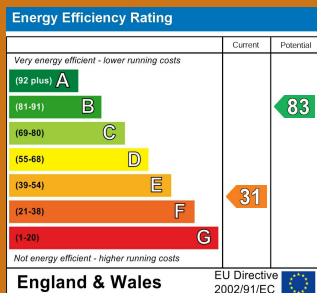
The accommodation briefly comprises entrance vestibule, hallway, lounge, study/inner hall,, kitchen, dining room, snug/ground floor bedroom with bathroom, 20ft drawing room on the first floor, four bedrooms, two bathrooms, plus to the rear you have an annexe, comprising three rooms, set over two floors, which is in need of updating and refurbishment.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

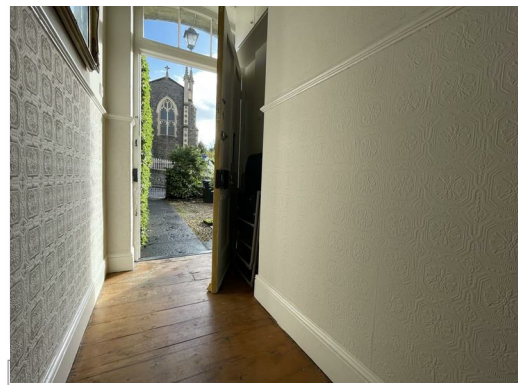
EPC Rating: F



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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Vestibule

Entrance Hall

Cloakroom

Lounge

16'6 x 12'3 (5.03m x 3.73m)

Inner Hall/Study

9'9 x 8'7 (2.97m x 2.62m)

Kitchen

12'9 x 7'5 (3.89m x 2.26m)

Dining Room

11'1 x 10'0 (3.38m x 3.05m)

Snug/Bedroom Five

14'9 x 7'5 (4.50m x 2.26m)

Ground Floor Bathroom

First Floor Landing

Drawing Room

20'4 x 11'3 (6.20m x 3.43m)

Bedroom Four

13'1 x 9'9 (3.99m x 2.97m)

First Floor Bathroom

9'9 x 7'1 (2.97m x 2.16m)

Second Floor Landing

Bedroom One

20'4 x 9'9 (6.20m x 2.97m)

Bedroom Two

13'5 x 10'3 (4.09m x 3.12m)

Bedroom Three

12'4 narrowing to 9'1 x 9'9 (3.76m narrowing to 2.77m x 2.97m)

Second Floor Bathroom

6'5 x 5'9 (1.96m x 1.75m)

Outbuilding/ Potential Annexe Ground Floor Room

15'0 x 7'6 (4.57m x 2.29m)

Outbuilding/ Potential Annexe First Floor Room One

20'3 x 7'6 (6.17m x 2.29m)

Outbuilding/ Potential Annexe First Floor Room Two

12'0 x 7'6 (3.66m x 2.29m)











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Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.