



Hobbs&Webb

POLDEN ROAD
Weston-Super-Mare, BS23 2TB

Price £525,000



Hobbs & Webb are delighted to present this rarely available four-bedroom detached family home, ideally positioned on the ever-popular Milton Hillside. Set within a peaceful cul-de-sac and occupying a generous corner plot of approximately 1/3 of an acre, this property offers an exceptional setting for family life. In addition, the plot also benefits from outline planning permission for a separate dwelling, creating an exciting option for those looking to explore future development potential.

Offered with no onward chain, this versatile home is brimming with possibilities to create a forever family residence. The spacious and well-planned accommodation begins with a welcoming entrance hall that flows into a bright and airy 24ft dual-aspect living room, complete with patio doors opening directly onto the garden—perfect for family gatherings or relaxed evenings. The impressive 22ft kitchen/diner provides ample space for modern family living and entertaining, complemented by a practical utility room. A separate study or playroom adds further flexibility to suit the changing needs of family life, while a cloakroom completes the ground floor.

Upstairs, four generously sized double bedrooms provide plenty of space, three of which enjoy beautiful views towards the Quantock Hills. A refitted contemporary shower room serves the first floor.

The garden is a standout feature of this home—private, enclosed, and thoughtfully landscaped with mature lawns and flower borders, offering an ideal setting for children to play or for outdoor entertaining. Additional features include two useful cellar spaces for storage and a detached garage at the rear of the plot.

This is a truly unique opportunity to secure a spacious family home in a sought-after location, with the added advantage of development potential should you wish to explore it further.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
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

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PROPERTY DESCRIPTION

Storm Porch

Outside Light, timber front door to.

Entrance Hall

Radiator, telephone point, under stair storage cupboard.

Cloakroom

Single glazed window, wash hand basin with tiled splash back, low level WC.

Study

9'8 x 7'2 (2.95m x 2.18m)

Upvc double glazed window to the front radiator.

Living Room

24'6 x 12'9 (7.47m x 3.89m)

A dual aspect room with Coved ceiling, double glazed window to the front, shelved recess, radiators, parquet flooring, fire place with gas coal effect fire with reconstituted stone surround, mantle and hearth, UPVC double glazed southerly facing sliding patio doors with views over the cemetery to the town and Quantock Hills beyond and allowing access to a seating terrace.

Kitchen/Diner

22'2 x 10'1 max (7'5) (6.76m x 3.07m max (2.26m))

2 double glazed southerly facing windows with views over the cemetery to the town, Uphill Hill and Church and Quantock Hills beyond, floor mounted gas fired boiler providing hot water and central heating., radiator, built in storage cupboard. The kitchen is fitted with 3 double and single wall

cupboards, double bowl sink with mixer tap over and double and single cupboards below, further double and single base cupboards and drawers with work surfaces over with tiled surrounds, plumbing for a dishwasher, gas and electric cooker points, glazed door to.

Utility Room

7'3 x 8'9 (2.21m x 2.67m)

Double glazed window, single bowl single drainer sink with cupboard under, plumbing for washing machine, door leading to the front of the property.

From the entrance hall half turn staircase with double glazed window to the front leading to.

Landing

The landing offers space for a study area with double glazed window, loft access with pull down ladder and further loft access.

Bedroom One

12'10 x 12'0 (3.91m x 3.66m)

Double glazed window, radiator, wired for 2 bedside lights, chimney breast.

Bedroom Two

12'10 x 11'3 (3.91m x 3.43m)

A southerly facing room with double glazed window affording southerly views over the cemetery and town to Uphill hill and church, Brean Down and the Quantock Hills beyond, radiator, chimney breast.

PROPERTY DESCRIPTION

Bedroom Three

13'5 x 8'3 (4.09m x 2.51m)

A southerly facing room with double glazed window affording southerly views over the cemetery and town to Uphill hill and church, Brean Down and the Quantock Hills beyond, built in double and single wardrobes, vanity wash hand basin with tiled splash back and cupboard below, radiator.

Bedroom Four

10'4 x 9'9 (3.15m x 2.97m)

A dual aspect room with double glazed window affording southerly views over the cemetery and town to Uphill hill and church, Brean Down and the Quantock Hills beyond and further double glazed westerly facing window to the side.

Shower Room

9'9 x 9'10 (2.97m x 3.00m)

Double glazed window, the shower room has been refitted with a double walk in shower cubicle with shower back walls, electric shower and glazed screen, vanity wash hand basin with 3 double cupboards below, tiled surrounds, chrome heated rail, timber effect flooring.

Separate Toilet

Double glazed window, low level WC.

Outside

The property is set in a much larger than average plot with outline planning permission granted to west of the plot for a separate dwelling North Somerset

planning ref 24/P/2623/OUT. The gardens are currently arranged as a front garden with steps down to the front door with mature flower and shrub beds. Pedestrian access to the east side of the property, whilst a driveway leads to the west side of the property with flower and shrub border, bin storage area to the front of the utility room and leading to the rear and side gardens. The rear garden is a real feature being southerly facing enclosed by local stone and block walling as well as timber fencing, with seating terrace with outside tap, 2 tiers of level Lawn, further seating area accessed off the living room with steps down to the rear garden, 2 cellar storage areas, one with window to the front, power and light and Belfast sink. The driveway provides off road parking with turning area in front of a detached garage measuring 18'4" x 9'3" to 8'5" to piers (5.59m x 2.82m to piers) with up and over door and window to the side, hardstanding area to the side of the garage. To the west of the driveway further good size area of southerly and westerly facing garden (area with outline planning permission) laid to lawn with mature well stocked flower and shrub beds and borders, soft fruit beds and rhubarb patches, apple and plum trees, compost area, and 2 timber summerhouses.





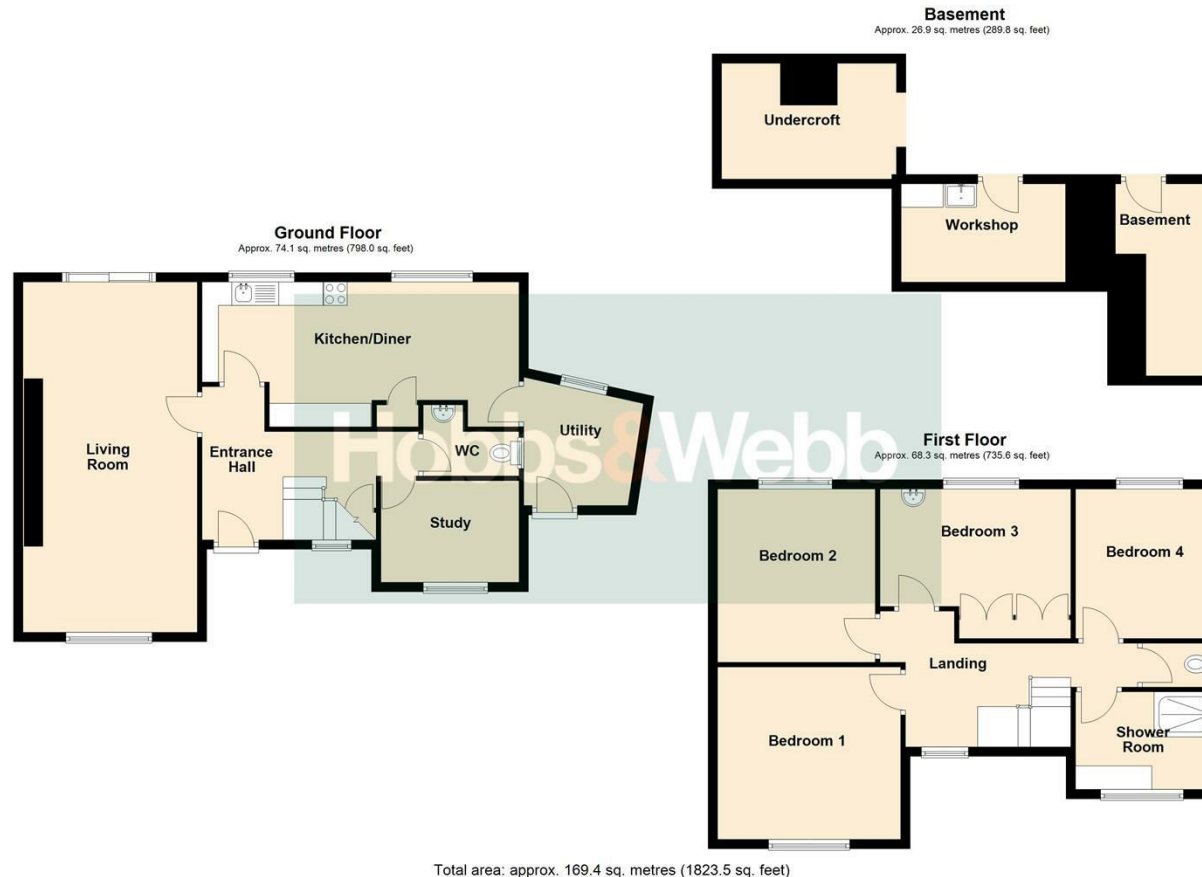












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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

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.