



**Connells**

Bournville Road  
Weston-Super-Mare

# Bournville Road Weston-Super-Mare BS23 3RS

for sale  
£265,000



## Property Description

Bournville Road presents a spacious and well-maintained three-storey family home set within a popular residential area of Weston-super-Mare. Offering generous accommodation, modern finishes and excellent natural light throughout, the property is perfectly suited to families seeking comfort, practicality and room to grow.

The ground floor features a bright lounge and well-appointed kitchen to the front, and a spacious lounge with direct access to the garden. The first floor provides three bedrooms and contemporary shower room, while the top floor offers a superb additional double bedroom with its own bathroom, creating a private retreat away from the main living areas.

Outside, the enclosed rear garden includes a mix of lawn, patio and decked areas, complemented by outbuildings and a summerhouse. The front of the property benefits from low-maintenance landscaping and a private driveway.

With its flexible layout, modern presentation and convenient location close to schools, shops and transport links, this is a home that balances style and practicality beautifully.

## Lounge

18' 1" x 13' 1" ( 5.51m x 3.99m )

A generous rear-facing reception room featuring a sliding double glazed door offering direct access to the garden. Smooth wall finishes, a fitted fireplace surround and wood-effect flooring complete the space. A radiator is positioned beneath the window.

## Kitchen/Diner

14' 1" x 9' 10" ( 4.29m x 3.00m )

A bright kitchen fitted with a range of wall and base units, contrasting work surfaces and an inset sink. A front-facing double glazed window. Finished with practical flooring and tiled splash areas.

## Utility

7' 7" x 5' 11" ( 2.31m x 1.80m )

Fitted with base units and worktop space, with service points for appliances. Includes a front-facing double glazed window and matching flooring to the kitchen.

## Bedroom One

13' 1" x 11' 10" ( 3.99m x 3.61m )

A spacious double bedroom with a rear-facing double glazed window, smooth wall finish, carpet throughout, and a wall-mounted radiator.

## Bedroom Two (Loft Room)

11' 10" max x 11' 6" max ( 3.61m max x 3.51m max )

A well-proportioned double bedroom with a double glazed window providing natural light. Finished with fitted carpet and smooth walls.

## Bathroom (loft)

Fitted with a bath, wash basin and WC. Includes tiled splash areas, tiled flooring and a frosted double glazed window to the front.

## Bedroom Three

11' 10" x 7' 7" ( 3.61m x 2.31m )

A front-facing bedroom with a double glazed window facing to the front. Finished with fitted carpet, neutral decor, and a wall-mounted radiator.

## Bedroom Four

8' 2" x 6' 8" ( 2.49m x 2.03m )

A compact bedroom suitable for a single bedroom, study or nursery. This room features rear-facing double glazed window, carpet throughout, and a wall-mounted radiator.

## Shower Room

A modern suite including a shower enclosure, wash basin and WC. Features tiled walls, tiled flooring and a double glazed window for ventilation.

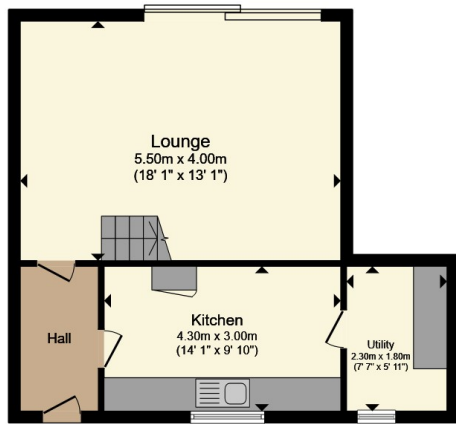
### Rear Garden

The rear garden offers a fully enclosed and well-arranged outdoor space, featuring a combination of lawn, patio and decked areas, along with established fencing for privacy. Outbuildings and a summerhouse provide useful storage and additional versatility, making the garden suitable for both relaxation and practical use.

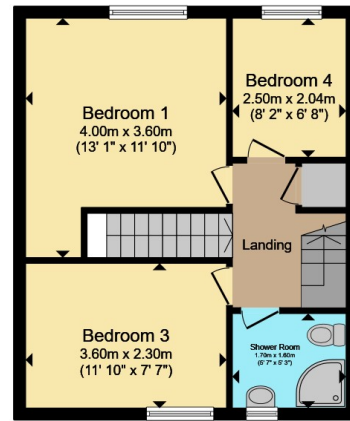
### Driveway

Ample parking for two cars.

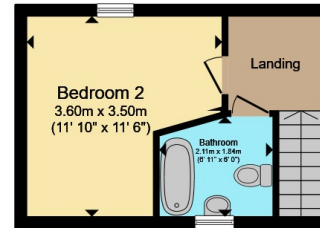




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 104.4 m<sup>2</sup> (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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243 North Street Southville  
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EPC Rating: Council Tax  
Awaited Band: B

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Tenure: Freehold



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