21 ROCKINGHAM GROVE

Weston-Super-Mare, BS23 2TT

Price £318,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE PLOT WITH PANORAMIC VIEWS *PROCEEDABLE VIEWINGS ONLY* Occupying a desirable position within a highly sought-after cul-de-sac on Weston Hillside, this attractive detached two-bedroom bungalow offers spacious and well-presented accommodation, complemented by beautifully landscaped tiered gardens and breathtaking panoramic views across Weston-super-Mare towards the Mendip Hills.

The accommodation is thoughtfully designed and briefly comprises of a welcoming entrance hallway with storage, a bright and generously proportioned sitting room with doors opening onto a balcony, perfectly positioned to take advantage of the far-reaching views. The well-appointed kitchen features a range of integrated appliances, while a separate dining room/snug provides versatile additional living space. There are two well-proportioned bedrooms, both served by a stylish modern family bathroom.

A particular feature of the property is the stunning rear garden. Arranged over a series of beautifully maintained tiers, the garden offers a variety of seating and entertaining areas, all designed to make the most of the exceptional outlook. From numerous vantage points, residents can enjoy spectacular panoramic views stretching across the town and beyond to the picturesque Mendip Hills, providing a wonderful backdrop throughout the seasons.

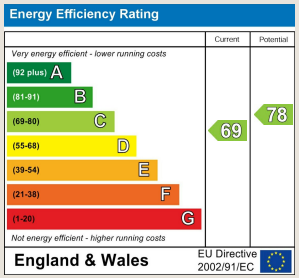
Further benefits include a detached garage offering secure parking or additional storage, the driveway providing off-road parking, and a gas boiler installed approximately three years ago, complete with an up-to-date service history. Conveniently situated within easy reach of local amenities, shops, transport links and Weston-super-Mare's seafront, this delightful bungalow is not to be missed!

Situation

0.12 miles - Bus Stop
0.12 miles - Ashcombe Park
1.19 miles - Weston Sea Front
0.87 miles - Milton Train Station
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Vestibule
Front door opening into the entrance vestibule with internal door opening to;

Hallway
Loft access, airing cupboard housing the updated gas central heating combination boiler, radiator and doors to;

Sitting Room
15'7" x 11'3" (4.75m x 3.43m)
uPVC double glazed sliding doors opening to the balcony with views towards the the Mendip Hills, television point and radiator.

Kitchen
12'5" x 7'10" max measurements (3.78m x 2.39m max measurements)
uPVC double glazed window to front with an external Persian shutter and with views towards the Mendip Hills, the kitchen is fitted with a range of matching eye and base level units with complimentary worktop over and tiled surround, inset one and a half ceramic sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric double oven, built-in dishwasher and washing machine, space for fridge/freezer, pantry cupboard, archway leading to;

Dining Room/Snug
11'0" x 10'8" max measurements (3.35m x 3.25m max measurements)
Dual aspect uPVC double glazed window to front with an external Persian shutter and open aspect views, window to the rear with patio door and external electric Persian shutter, radiator.

Bedroom 1
12'7" x 11'2" (3.84m x 3.40m)
Dual aspect uPVC double glazed windows to rear with external Persian shutters overlooking the garden and two radiators.

Bedroom 2
11'8"x 7'11" (3.56mx 2.41m)
uPVC double glazed window to rear with an external Persian shutter overlooking the garden and radiator.

Bathroom
Obscured uPVC double glazed window to rear with an external Persian shutter, the bathroom has been updated to a modern three piece suite comprising a low level W/C, hand wash basin set into storage vanity unit with mixer tap over and tiled surround, panelled bath with taps and mains shower over, towel radiator and extractor.

Garden
Stepping out from the Dining Room/Snug, a pathway provides access around the property via side gates on both sides, with outdoor taps conveniently located to the front and rear. Directly outside the patio doors, a beautifully planted raised bed showcases a variety of mature plants, trees, and shrubs. The pathway continues to a raised decked seating area, perfectly positioned to enjoy the afternoon and evening sunshine.

Steps lead to the first of several tiered garden areas, featuring a decked terrace with delightful views across Weston. From here, the garden unfolds into a variety of distinct spaces, including a useful storage shed, a peaceful gravelled area surrounded by established trees, and a paved entertaining terrace that enjoys far-reaching views over Weston and beyond. Benefiting from a desirable south-facing aspect, this space is ideal for outdoor dining, entertaining guests, or simply relaxing and taking in the scenery.

At the rear of the garden, a further raised decked area is home to a summer house, providing additional storage space or an ideal setting for hobbies.

The current owners have thoughtfully transformed the garden into a truly idyllic outdoor retreat. Lovingly maintained throughout, it offers a wonderful blend of character, privacy, and versatility, with a series of inviting spaces designed for relaxation and enjoyment.

PROPERTY DESCRIPTION

Garage

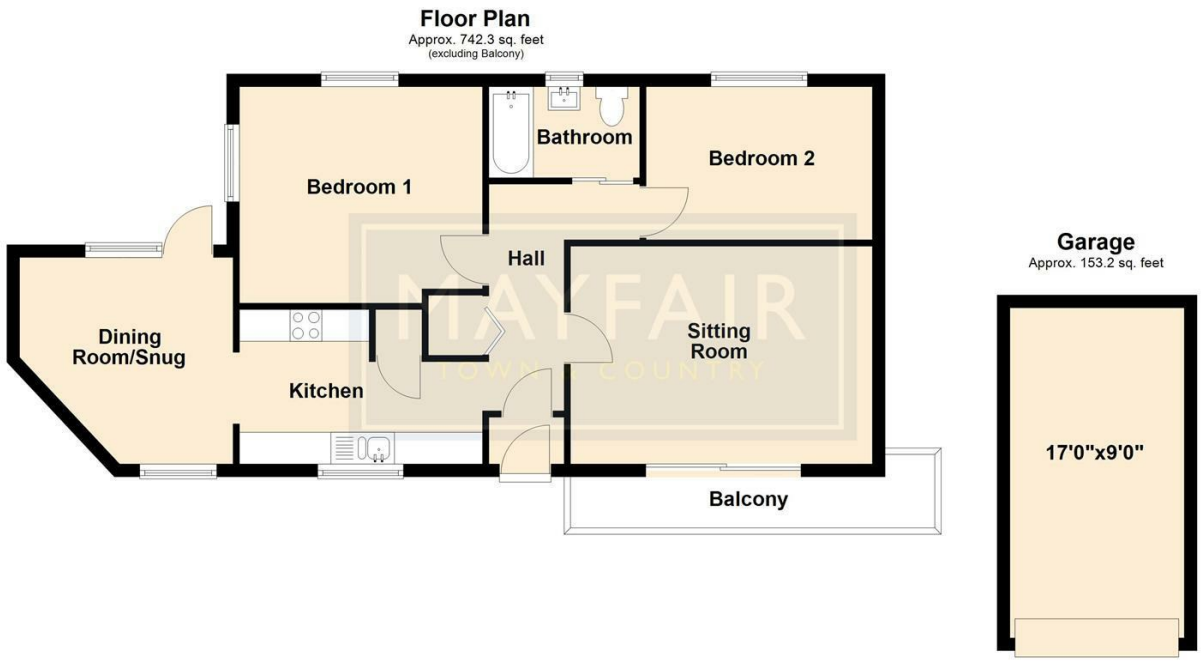
17'0" x 9'0" (5.18m x 2.74m)
The garage has an electric up and over door to the front, power, lighting and houses the home's fuse box.

Driveway

Provides off street parking for a vehicle.

Material Information

We have been advised the following;
Council Tax - E
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



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

01934 515153

worle@mayfairproperties.net

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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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