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# Harris & Lee

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Totterdown Road

O.I.E.O £400,000

- \* 1930's Semi Detached
- \* Extended to the Rear
- \* Converted into the Loft
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Freehold Solar Panels



114 High Street, Worle, BS22 6HD

## 65 Totterdown Road, Weston-s-Mare, BS23 4LJ

### Description

A classic 1930's style semi, with some lovely original features, enjoyed by the present owners for over 30 years, beautifully presented throughout and with a lovely cosy feel. The double glazed and gas centrally heated accommodation has been extensively modified from its original design, extended to the rear and converted into the loft providing a super flexible hobby room/bedroom 4. Two receptions are now complemented by an impressive 17' wide kitchen/breakfast/family room with a stylish feel and characterful shape. A utility room exists now too, complemented with a downstairs cloakroom which also features a shower! The bathroom on the first floor incorporates both bath and shower facility too! There is a larger than average garage, measuring 20' x 9' and the enclosed rear garden backs onto a neighbouring rhyme, with gated rear access. **NB.** Freehold, owned solar panels, 4.5 Kw, plus 13.5Kw Tesla battery (with full off-grid capability) Averaging £560 of direct energy savings per year, plus FiT.

### Accommodation

#### Entrance

Double glazed double to porch with tiled floor and further multi pane glazed door to

#### Entrance Hall 14' 10" x 6' 2" (4.52m x 1.88m)

maximum including stairs to first floor. A lovely initial welcome with attractive Amtico flooring. Smooth ceiling finish, radiator, under stairs cupboard. Picture rails.

#### Downstairs Shower Room

Many will appreciate the advantage of a downstairs WC and wash hand basin however a good size shower enclosure is also tucked away. Smooth ceiling finish with inset pot lights. Extractor. Radiator. Obscure double glazed window.

**Lounge** 16' 9" x 11' 7" (5.10m x 3.53m) maximum into double glazed deep bay window to front aspect. Feature open fire (swept Dec 2025) with wood burner (by negotiation). Feature arched recess/alcove. Smooth ceiling finish, radiator. Wool carpet. Picture rails.

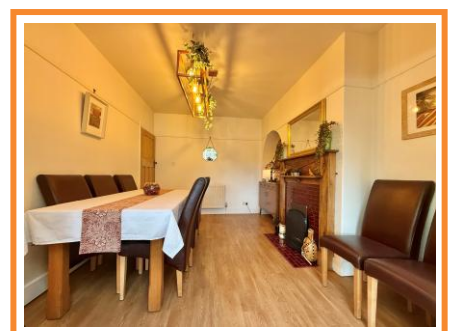
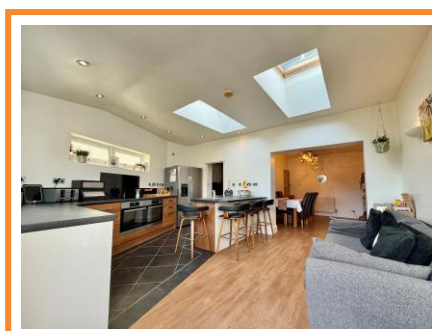
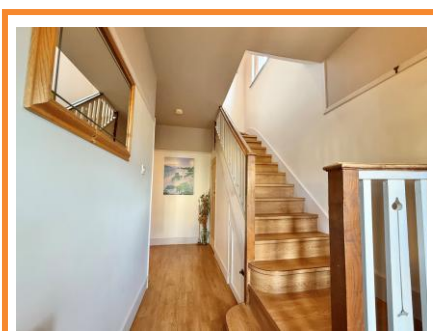
#### Dining Room 12' 5" x 10' 2" (3.78m x 3.10m)

Feature open fireplace with original tiles and hearth, wooden surround with mantle over. Smooth ceiling finish, radiator. Picture rails. Luxury Amtico flooring. Square opening through to

**Kitchen/Breakfast Room** 17' 3" reducing to 12' 8" x 13' 0" (5.25m x 3.96m) A particular feature of this home ideal for family interaction and socialising, with Amtico flooring and under floor heating. Featuring 2 Velux windows (electrically operated), plus double glazed windows and bi-folding doors affording plenty of natural light. Fitted wall and base units with work surfaces and breakfast bar. Circular sink unit with mixer tap. 2 AEG ovens plus Smeg ceramic hob, with splash back. Integrated Bosch dishwasher, space for American style fridge/freezer. Integrated wine cooler. Door to

#### Utility 7' 7" x 6' 7" (2.31m x 2.01m)

Wall and base units plus work surface and sink unit. Space for washing machine. Recycling station, water softener (by negotiation). Gas combi-boiler (2021).



### First Floor Landing

Smooth ceiling finish, double glazed window to side aspect. Door to lobby with cupboard and stairs to the second floor.

**Bedroom 1** 11' 10" x 10' 10" (3.60m x 3.30m)  
maximum into double glazed westerly facing deep bay window to front aspect. Smooth ceiling finish, radiator.



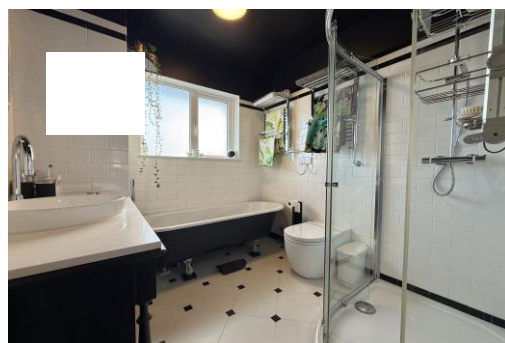
**Bedroom 2** 12' 6" x 8' 1" (3.81m x 2.46m)  
minimum up to fitted furniture to one wall comprising wardrobes, drawers and overhead cupboards. Further built-in linen storage cupboard. Radiator. Double glazed window to rear aspect.



**Bedroom 3** 9' 5" x 7' 0" (2.87m x 2.13m)  
Smooth ceiling finish, radiator. Double glazed westerly facing box bay window to front aspect.



**Bathroom** 8' 1" x 7' 4" (2.46m x 2.23m)  
Stylish room incorporating a cast iron claw foot bath (re-enamelled in 2020), with handheld shower attachment plus separate shower cubicle with mains shower, deluge and handheld fittings. Circular wash hand basin with storage below plus heated mirror with integrated light, WC. Feature vertical radiator plus 2 heated towel rails. Under floor heating. Obscure double glazed window.



**Second Floor Bedroom 4/Loft Room** 13' 7" x 12' 1" (4.14m x 3.68m) increasing to 17' max. A flexible space ideal for home working or hobby space incorporating 4 quadruple Velux windows affording lots of natural light. Sloping ceilings with wooden beams. Smooth ceiling finish. Radiator. Useful eaves storage facility.



### Outside

Attractive imprinted concrete forecourt providing off road parking. Shared driveway to side leading to a larger than average garage measuring 20' x 9' approximately, with up and over door, power, window to side and personal door to side, opening into the rear garden. The rear garden is enclosed and features gated rear access onto a neighbouring rhyne. Areas laid to lawn and block paving plus wooden decking (with power) and raised pond. Further gated side access.

## Rear Garden



## Tenure

Freehold, council tax band is 'C'.

The energy rating for this property is 'D'.

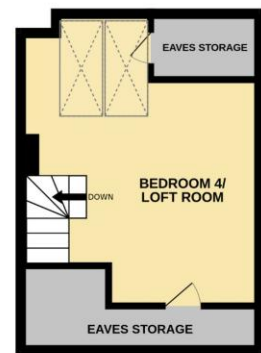
GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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