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BRISTOL ROAD LOWER

Weston-Super-Mare, BS23 2PR

Price £525,000

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Nestled in a prominent position on the corner of St Josephs and Bristol Road Lower in the charming seaside town of Weston-Super-Mare, this delightful stone built Victorian residence offers a perfect blend of comfort and convenience. With a large lounge, separate dining / sitting room as well as kitchen / diner and three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. This thoughtful layout enhances the overall functionality of the home, catering to the needs of modern living.

For those with vehicles, the property includes parking for up to three cars, a valuable feature in this bustling area. The location is not only convenient for local amenities but also offers easy access to the beautiful beaches and attractions that Weston-Super-Mare is renowned for. The gardens are sunny and private and to a lovely garden room as well as cellar space.

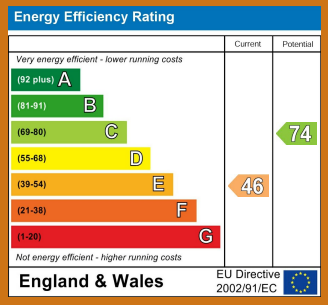
In summary, this house on Bristol Road Lower presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed home.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: E



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

01934 644664

info@hobbsandwebb.co.uk











PROPERTY DESCRIPTION

Outside light, timber front door with stain glazed top light to.

Reception Hall

Coved ceiling, 2 spot lights, picture rail, tiled floor, radiator with cover.

Cloakroom

11'6" x 5'1" (3.51m x 1.55m)

Coved ceiling, timber glazed sash window with window shutter, tiled flooring, radiator, fitted with a suite of pedestal wash hand basin, high level WC, cupboard housing Worcester gas fired boiler providing hot water and central heating

Lounge

20'5" into bay x 15'9" (6.22m into bay x 4.80m)

An impressive room with ceiling rose, coved ceiling, picture rail, 4 spot lights, timber sash southerly facing bay window with window shutters, 2 further sash windows to side aspect with shutters, wired for 2 wall lights. Open fire place with marble surround, tiled inset and hearth, 3 radiators, timber flooring, TV and telephone points.

Dining Room / Sitting Room

21'1" in to bay x 15'4" (6.43m in to bay x 4.67m)

Ceiling rose, coved ceiling, picture rail, wired for 2 wall lights, timber sash bay window with window shutters and 2 further sash windows with shutters to the side, fireplace with grate and stone surround and hearth, exposed timber floor boards, 3 radiators.

Kitchen / diner

19'0" bay x15'9" (5.79m bay x4.80m)

Timber sash bay window with window seat and further sash window to the side, 6 spot lights, 3 radiators. The kitchen is extensively fitted with a bespoke range of pine fronted units comprising double and single wall cupboards, plate racks, display units all with lighting under, in and out larder unit. Belfast sink with mixer tap over and cupboard under, granite work tops with inset drainer, marble tiled splash backs. Range of base cupboards and drawers, integrated dish washer, integrated electric oven and microwave. Dresser style unit with glass fronted display wall cupboards with drawers below, larder style units, work top with space and plumbing for washing machine and space for a tumble drier. Island unit with 5 ring stainless steel gas hob with further electric oven below, range drawers and storage units with granite work top over forming part breakfast bar area, tiled floor.

Half turn spindled balustraded stair case to.

First floor landing

Sash window to the side affording views towards Weston hillside, coved ceiling, spot lighting, walk in airing cupboard with light, shelving, factory insulated hot water tank and loft access.

Bedroom 1

17'2" x 15'7" (5.23m x 4.75m)

Coved ceiling, ceiling rose, sash windows to the front affording views over the town to the Weston bay Uphill hill and Church and the Quantock hills beyond 2 further sash windows the side, 2 radiators and door to.

Ensuite Shower room

12'2" x 5'9" (3.71m x 1.75m)

Coved ceiling, picture rail, sash window, spot lighting, fitted with a white suite of his and hers wash hand basins with waterfall mixer taps over and double cupboards and drawers under, tiled splash backs and large wall mirror, low level WC, tiled walk in shower with sliding screen and mains mixer shower unit, extractor, chrome heated towel rail, tiled floor.

Bedroom 2

15'5" x 11'9" (4.70m x 3.58m)

Ceiling rose, coved ceiling, dual aspect sash windows with views to the hillside, radiator, TV point.

PROPERTY DESCRIPTION

Bedroom 3

16'2" x 11'9" (4.93m x 3.58m)

Another dual aspect room with timber sash windows, ceiling rose, coved ceiling, radiator.

Family Bathroom

10'1" x 9'7" (3.07m x 2.92m)

Coved ceiling, 4 spot lights, sash window, heated towel rail, fitted with a suite of cast roll edge bath on claw feet with Victorian style mixer tap with shower attachment, pedestal wash hand basin, shaver socket, high level WC, tiled shower cubicle with mains mixer shower unit, tiled floor.

Outside

The property is located in a prominent position on the corner of St Josephs and Lower Bristol Roads on the lower southerly facing slopes of Weston-super-Mare Hillside within easy walking distance of the town centre, train station and sea front. Approached via pillared entrance from St Josephs Road to chipping stone driveway providing parking for 2 to 3 cars, raised shrub bed. The driveway provides access to a garage measuring 14'3" x 11'6" (4.34m x 3.51m) with electric roller door, power and light and storage in the roof pitch, a Upvc door allows access to the garden. Double wrought iron gates leading from the driveway to a paved terrace providing a private sunny seating area and leading to a garden room measuring 18'3" x 11'6" with outside lighting, chipping stone border and internally with power and light and 3 sets of Georgian style glazed folding doors overlooking the gardens. The garden room provides a lovely place to sit and relax but could equally be used as a games room or home office and could even be made in to a annex with the garage space to the front subject to any required planning and building regulation consents. The gardens are predominantly laid to lawns with flower and shrub borders to the east and south side of the property and enclosed by screens of hedging. Chipping stone steps provide a pedestrian access from Lower Bristol Road. Access from the garden to cellar space.

Tenure

Freehold and Free

Material Information.

Additional information not previously mentioned

- Council tax Band F North Somerset
- Mains electric supply
- Water Mains supply via Bristol Wessex water
- Heating Via gas central heating
- Sewerage Mains drainage Bristol Wessex Water
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location




SCRABBLE
MONOPOLY




FAMILY RULES
ALWAYS HELPING
FORGIVE OTHERS
BOSCH












NOT ALL
SUPERHEROES
WEAR CAPES
SOME WEAR
SCRUBS
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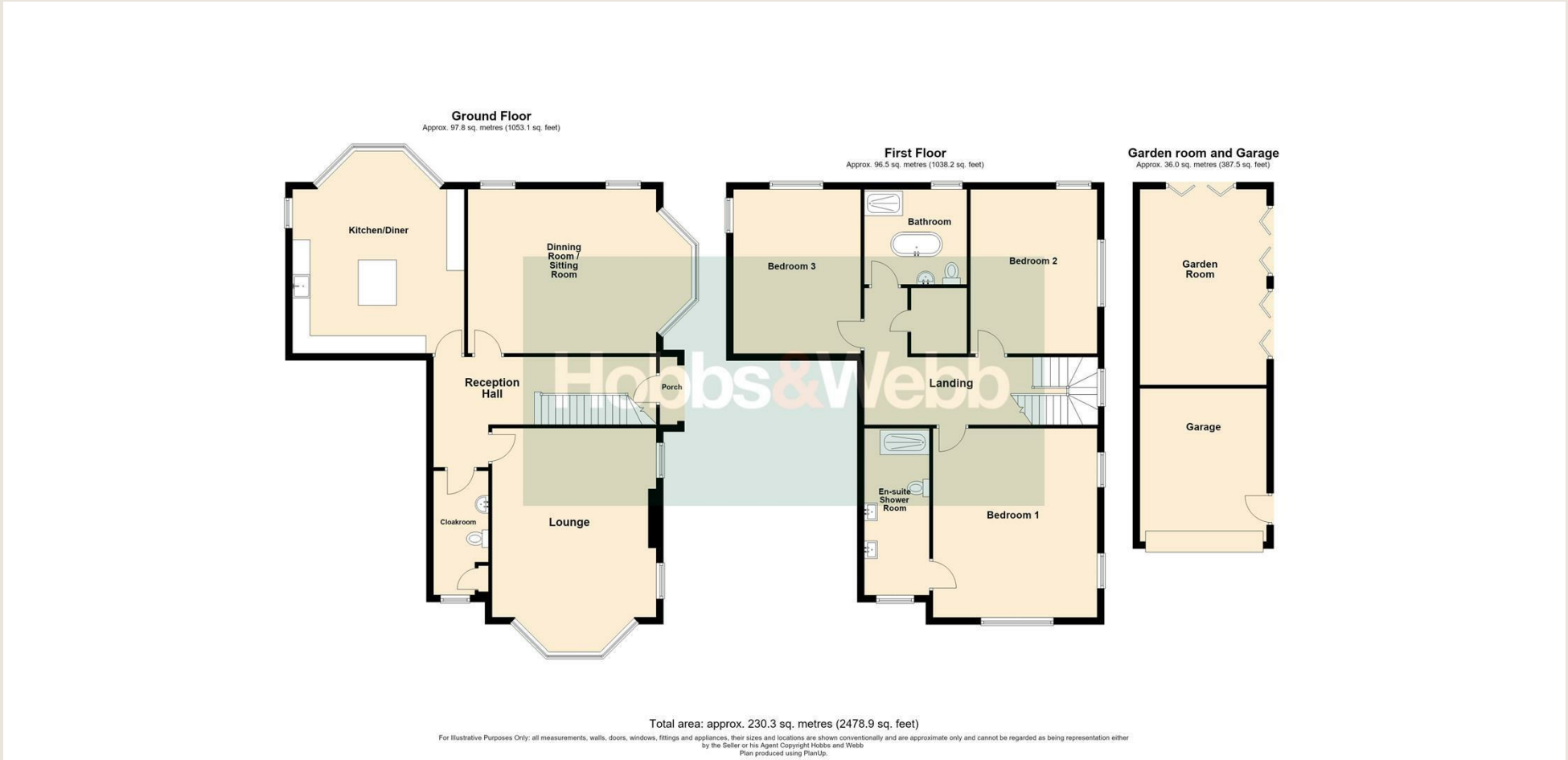

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IMPORTANT NOTICE

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 replied upon for furnishing purposes and are approximate.