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MOORLAND ROAD
Weston-Super-Mare, BS23 4HW

Price £250,000



A superb opportunity for those looking to create their dream home—this spacious Victorian semi-detached property is packed with potential and located in a desirable area, perfect for families or investors alike.

Offered to the market vacant and with no onward chain, the property provides a fantastic blank canvas for modernisation and improvement, with plenty of original character features just waiting to be restored or reimagined.

The internal layout includes an entrance vestibule, hallway, two generous reception rooms, kitchen, and separate utility area. Upstairs, the home offers three good-sized double bedrooms and a family bathroom—providing an ideal layout for a growing family or a stylish renovation project.

Outside, you'll find both front and rear gardens, along with off-street parking—a valuable feature for this type of home.

This is a rare chance to secure a character property in a great location, with the scope to add significant value through refurbishment and modernisation.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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

Entrance Vestibule

uPVC entrance door, dado rail and glazed door into the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, useful under-stairs storage cupboard, radiator and doors to the lounge, dining room and kitchen.

Lounge

12'4 x 15'9 into the bay (3.76m x 4.80m into the bay)

uPVC double glazed bay window to the front aspect, coving to the ceiling, picture rail, television aerial and gas fire with marble heath and wooden surround.

Dining Room

14'1 x 10'1 (4.29m x 3.07m)

uPVC double glazed window to the rear aspect, picture rail and radiator.

Kitchen

10'3 x 7'6 (3.12m x 2.29m)

Fitted with a range of base cupboards with rolled edge work surfaces which incorporate a stainless steel sink and drainer unit with twin taps over. Space for free-standing gas cooker, space for under-counter appliances including washing machine, radiator, uPVC double glazed window to the side aspect and glazed door to the utility room.

Utility Room

8'6 x 6'2 (2.59m x 1.88m)

uPVC double glazed window to the rear aspect, further window to the side aspect and uPVC double glazed door providing access to the rear garden.

Landing

A split level landing with uPVC double glazed window to the side aspect, gas boiler with hot water tank located in the cupboard, and doors to the bedrooms and bathroom.

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

uPVC double glazed window to the front aspect, coving to the ceiling and radiator.

Bedroom Two

14'1 x 10'1 (4.29m x 3.07m)

uPVC double glazed window to the rear aspect, coving to the ceiling and radiator.

Bedroom Three

10'0 x 7'6 (3.05m x 2.29m)

uPVC double glazed window to the rear aspect, coving to the ceiling and radiator.

Bathroom

A three piece bathroom suite comprising panelled bath with shower over and tiled surround, pedestal wash hand basin with twin taps over, low level WC, uPVC obscured double glazed window to the front aspect, coving to the ceiling and radiator.

Rear Garden

The rear garden is laid to patio, lawn and fencing boundaries.

PROPERTY DESCRIPTION

Front Garden & Off Street Parking

To the front of the property is one allocated parking space and a small lawn area.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Mains water
- Gas central heating
- Mains drainage
- Solar Panels

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

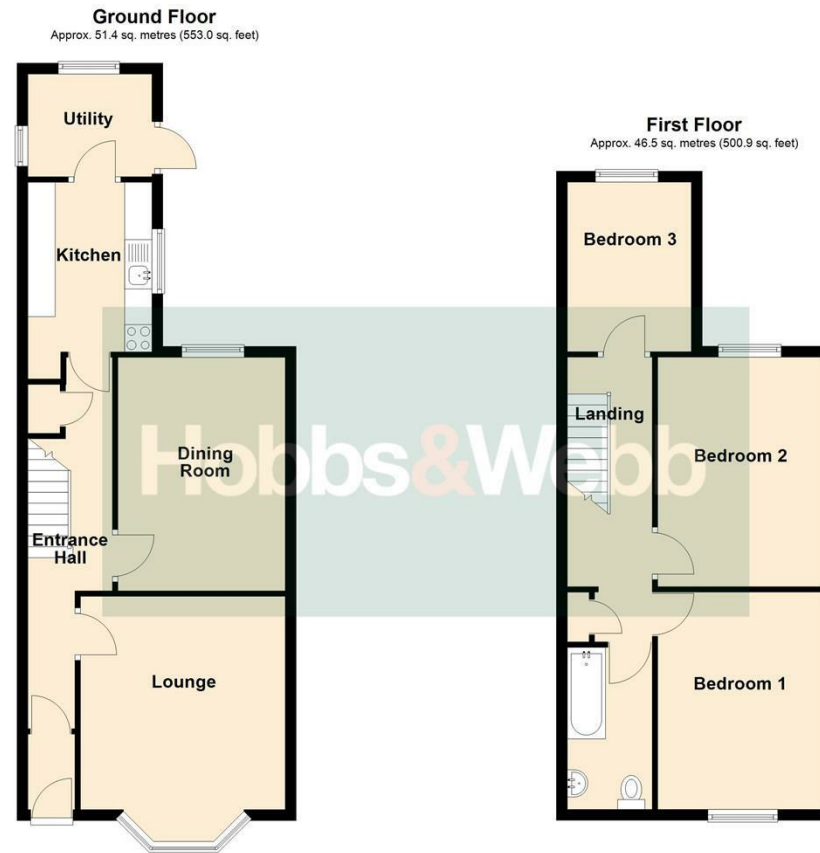
Flood Information:

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









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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 relied upon for furnishing purposes and are approximate.