



58 Drove Road

Weston-Super-Mare, BS23 3NW

Price Guide £150,000



PROPERTY DESCRIPTION

GUIDE PRICE £150,000-£180,000

A fantastic opportunity to acquire this three-bedroom period home offering generous accommodation, character features and huge potential for improvement throughout. Requiring modernisation, the property presents an ideal project for buyers looking to create a superb family home tailored to their own style and specification.

Entrance hall* Lounge* dining room* kitchen* three bedrooms* bathroom* good size rear garden. In need of modernisation.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Accommodation (Measurements are approximate)

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Lounge

13'3" x 12'1" (4.04 x 3.69)

Double glazed wooden sash windows, radiator, feature fireplace.

Dining Room

12'7" x 10'1" (3.84 x 3.08)

Double glazed wooden sash window to the rear, radiator.

Kitchen

12'7" x 9'1" (3.86 x 2.79)

Sash wooden window to the side, door to the rear garden and fitted wall and base units with sink unit. Boiler. Plumbing and space for washing machine and space for electric cooker.

First Floor Landing

13'4" x 5'0" (4.07 x 1.53)

Access to the loft.

Bedroom 1

15'2" x 12'1" (4.64 x 3.69)

Double glazed sash window to the front. Radiator and feature fireplace.

Bedroom 2

12'5" x 9'7" (3.81 x 2.93)

Double glazed wooden sash window to the rear. Radiator.

Bedroom 3

9'8" x 6'7" (2.97 x 2.02)

Double glazed wooden sash window, radiator.

Bathroom

6'2" x 6'0" (1.88 x 1.83)

Obscured double glazed wooden window, toilet, bath and sink. Tiled splashbacks.

Outside

To the front of the property is a walled front garden with pathway leading to the front door.

Rear Garden

Good size rear garden enjoying a sunny aspect.

Description

Approached via a traditional stone frontage with enclosed front garden and pathway leading to the entrance door, the property immediately offers attractive kerb appeal with its bay-fronted elevation and character stonework.

The ground floor accommodation comprises a spacious bay-fronted living room filled with natural light, featuring high ceilings and original proportions. A separate dining room offers further reception space and enjoys views towards the front aspect. To the rear, the kitchen provides excellent space and scope for redesign, with a range of fitted units, ample

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worktop areas and access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedroom one is a particularly generous double room with stripped wooden flooring and dual windows allowing plenty of natural light. Bedroom two is another spacious room with elevated rear views across neighbouring gardens and beyond, while bedroom three would make an ideal guest room, nursery or home office.

The landing retains a traditional feel and provides access to all first-floor rooms, alongside the family bathroom which is fitted with a bath, wash hand basin and WC.

To the rear you have a good size garden with a sunny aspect backing onto fields.

Although requiring refurbishment throughout, the property offers tremendous potential to add value and restore many of its original features. Ideal for developers, investors or buyers seeking a renovation project, this is a rare opportunity to create a beautiful home within a characterful period property.

Further benefits include generous room sizes, plenty of natural light, attractive outlooks and no onward chain.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- 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

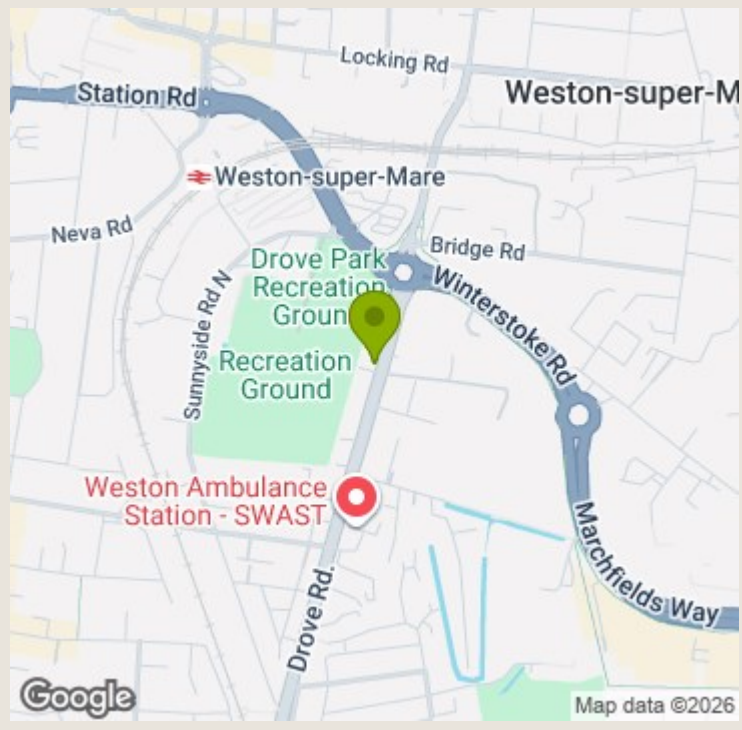
Flood Information:

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









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

01278 793700

sales@berrymansproperties.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 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

