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# Harris & Lee

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*Beaumont Close*

*OIEO £450,000*

- \* *Extended 3 Bed Semi*
- \* *20' x 18' Double Garage*
- \* *3 Reception Areas*
- \* *20' Conservatory*
- \* *22'6" x 17'10" Bedroom 1*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

# 1 Beaumont Close, Weston-s-Mare, BS23 4LL

## Description

Such a lovely setting with this extended 3 bedroom semi, enjoyed by the present owners for circa 35 years. Offered with 'no onward chain' this unique home could easily have been configured as a 4 bedroom property, however, this version features 3 good size bedrooms and impressively bedroom 1 measures an amazing 22'6" x 17'10", plus en-suite facilities measuring 12' x 9'. The side extension has also allowed for the presence of a larger than usual double garage, measuring 20' x 18' minimum, approached via a block paved driveway with gated access. The downstairs accommodation includes that all important downstairs WC. Across the hallway there is a lounge/dining room. A further breakfast room adjoins the 13' x 12' kitchen which has a breakfast island. A double glazed conservatory also doubles up as a utility area, joining the dining area and kitchen. The upstairs shower room has been re-styled to a contemporary finish. Solar panels can provide free electricity during the day and the rear garden has been landscaped with reduced maintenance in mind, but still boasting character and an array of colour. A level location in the popular south ward of Weston, with a picturesque setting, siding onto a rhyme, in close proximity to shops, cricket and golf clubs, as well as Weston sea front and promenade.

## Accommodation

### Entrance

Double glazed front entrance porch, with tiled floor. Multi pane glazed door to

**Entrance Hall** 13' 3" x 5' 5" (4.04m x 1.65m) plus stairs to first floor with built-in cupboard under. Radiator, coved ceiling.

### Downstairs Cloakroom

WC and wash hand basin with cupboard below. Radiator, coved ceiling.

**Lounge** 14' 0" x 11' 10" (4.26m x 3.60m)

Feature fireplace incorporating a wood burning stove. Coved ceiling with inset spot lights. Radiator. Double glazed window to front aspect. Archway through to

**Dining Area** 11' 10" x 9' 11" (3.60m x 3.02m)

Coved ceiling with decorative ceiling rose. Radiator, double glazed double doors, plus window to conservatory.

**Breakfast Room** 10' 6" x 8' 4" (3.20m x 2.54m)

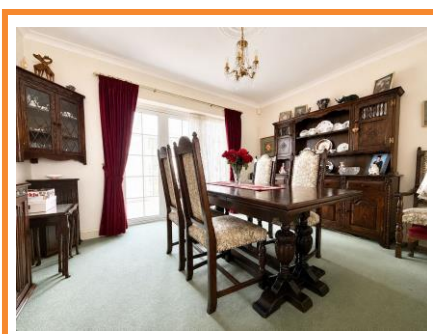
Panelled effect to dado height. Radiator, coved ceiling with inset spot lights. Double glazed window to rear aspect. Archway through to

**Kitchen/Breakfast Room** 13' 0" x 12' 0" (3.96m x 3.65m)

Fitted wall and base units, roll edge work surfaces plus central island unit. 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated double oven and induction hob with cooker hood over. Integrated fridge/freezer and dishwasher. Coved ceiling, dual aspect double glazed windows to side and rear. Door to

**Conservatory/Utility** 20' 0" x 8' 2" (6.09m x 2.49m)

Double glazed windows on low level walling. Work surface and sink unit with mixer tap and tiling to splash backs. Space for washing machine, gas fired boiler. Radiator. Patio doors to rear garden.



**First Floor Landing** 17' 2" x 8' 5" (5.23m x 2.56m)

including stairs, a lovely spacious landing with a gallery effect. Coved ceiling, dado rail. Double glazed window to front aspect.



**Bedroom 1** 22' 6" x 17' 10" (6.85m x 5.43m)

A superb size room with coved ceiling. 2 radiators. Dual aspect double glazed windows to front and side aspects.



**En-suite** 12' 0" x 9' 0" (3.65m x 2.74m)

Corner bath unit with fully tiled walls and surround. Pedestal wash hand basin, bidet and WC. Tiled floor. Coved ceiling with extractor fan. Radiator. Electric heater. Obscure double glazed window.



**Bedroom 2** 14' 0" x 10' 8" (4.26m x 3.25m) plus built-in double wardrobes with dressing table and drawers between. Measurement includes fitted wardrobes to either side of bed space with overhead connecting cupboards. Coved ceiling. Radiator. Double glazed window to front aspect.

**Bedroom 3** 10' 0" x 9' 6" (3.05m x 2.89m)

up to wardrobes fitted to one wall with overhead cupboards. Dressing table. Radiator. Double glazed window to rear aspect.



**Shower Room** 8' 4" x 4' 5" (2.54m x 1.35m)

Re-styled room with shower cubicle with mains shower, plus counter with wash hand basin and WC. Coved ceiling. Radiator. Electric heater. Obscure double glazed window.



**Outside**

Double gates open into a block paved driveway, providing off road parking, leading to a double garage with electric up and over door. The garage measures 20' x 18', plus recess, with power and lighting, double glazed window to side and door to rear garden. Lovely established front garden with shrubs and flowers. There is also a side section of garden incorporating a vegetable patch and plum slate, leading to a useful outbuilding. Gated side access to the courtyard style rear garden, landscaped with reduced maintenance in mind. This is principally laid to patio and stone chippings with raised planters featuring a variety of flowers and shrubs, providing height and colour. Water feature and outside lighting.

**Tenure**

Freehold, council tax band is D'.

**The energy rating for this property is 'tbc'**

**Rear Garden**



**Aerial Shot**



**Aerial Shot**



GROUND FLOOR  
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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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