

12 LEEWOOD ROAD

Weston-Super-Mare, BS23 2PB

Price £695,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

REMARKABLE HOME WITH OUTSTANDING VIEWS & PLOT!! Mayfair Town & Country are delighted to introduce to the market this exceptional detached residence, commanding a highly desirable, picturesque position on the sought-after Leewood Road. Set within an impressive, private and tree-lined plot, the property enjoys an elevated position with panoramic views across Weston, the Severn Estuary and the North Devon coastline. The combination of its enviable setting, generous grounds and distinctive character creates a truly special home.

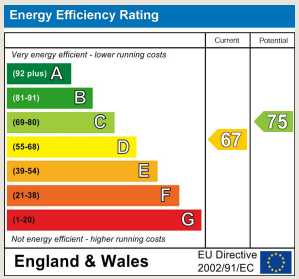
Internally, the property offers an incredibly flexible layout, hosting the perfect mix of entertaining and relaxing areas. The 25ft living room flows seamlessly into a separate dining room, while providing access onto the sun terrace that takes full advantage of the endless views. A well appointed kitchen leads through to an open plan breakfast area, before the utility room provides ample storage space and the side porch. The remainder of the ground floor benefits from the flexibility of two bedrooms or additional reception rooms with a bathroom and downstairs cloakroom - this would also provide a fantastic option to create multi-generational living with an internal annex.
The first floor accommodates two large bedrooms, both offering expansive space and utilising the extensive views. The master bedroom enjoys a walk in wardrobe and fully equipped four-piece en-suite, while the second bedroom benefits from it's own W/C and fitted wardrobes.

Situation

61 metres - Weston Woods
0.46 miles - Weston Boulevard
0.52 miles - Ashcombe Park
0.69 miles - Weston Seafront
0.81 miles - Weston Train Station
Distances are approximate & sourced from Google Maps

Local Authority

Council Tax Band: G
Tenure: Freehold
EPC Rating: D













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Entrance Porch

9'5" x 9'10" (2.87m x 3.00m)
Welcoming entrance porch, uPVC double glazed window to the side, generous built-in storage cupboards and door to the hallway.

Hallway

Radiator, stairs rising to the first floor and doors to;

Living Room

25'4 x 19'4 max measurements (7.72m x 5.89m max measurements)
Two radiators, dual aspect uPVC double glazed windows to the side and rear, decorative gas log burner built into wall, archway to the dining room and access out to the Sun Terrace.

Sun Terrace

Enclosed by stylish green metal balustrades, the Terrace is laid with sandstone slabs, being a primary location for relaxing whilst taking in the panoramic views offered by the property.

Dining Room

12'10" x 9'00" (3.91m x 2.74m)
Radiator, uPVC double glazed window to the rear and ample space for dining room furnishings.

Downstairs Cloakroom

6'11" x 2'11" (2.11m x 0.89m)
Hand wash basin with mixer tap set into single door vanity cupboard, low level W/C with tiled surround and extractor fan.

Bathroom

9'11" x 6'11" (3.02m x 2.11m)
Obscured uPVC double glazed window to the front above radiator, white suite comprising a low level W/C, oval hand wash basin with mixer tap over, P-shaped panelled bath with mixer tap, electric shower and glass shower screen over as well as a fully tiled surround.

Bedroom Three

14'11" x 11'2" (4.55m x 3.40m)
uPVC double glazed window to the front and French doors to the rear allow for an abundance light filled room along with access onto the Sun Terrace, radiator and decorative fireplace.

Sun Terrace

A charming seating area ideal for entertaining or simply relaxing in peace, enclosed by stylish green balustrades to one side and red trellis thoughtfully placed to the other. The Terrace captures views over Weston, The Seafront and The Severn Estuary, as well as providing side access to the front and rear gardens.

Bedroom Four

12'10" x 9'11" (3.91m x 3.02m)
Substantial uPVC double glazed window to the rear displaying the extensive outlook over Weston and The Severn Estuary and radiator below.

Kitchen

11'3" x 11'1" (3.43m x 3.38m)
uPVC double glazed window to the front, the kitchen is fitted with slate flooring and features a comprehensive range of base and eye level light oak units with plentiful worktop space over, five-ring gas hob sits below the extractor fan complemented by a silver coloured tiled splashback and an inset one and a half stainless steel sink with mixer tap over and adjacent drainer as well as surplus cupboard space. The kitchen is further enhanced by a host of integrated appliances, including the Bosch dishwasher, Bosch electric oven and tall larder-style fridge separate from the freezer, both concealed behind matching cupboard fronts. Airing cupboard in the corner of the kitchen, housing the water tank as well as providing extra room for storage, before flowing into the;

Breakfast Area

11'0" x 8'2" (3.35m x 2.49m)
uPVC double glazed window to the side, the breakfast area provides additional storage space through further base and eye level units with worktop space over, space for dining/seating furnishings and a cased opening to;

Utility Room

8'2" x 6'2" (2.49m x 1.88m)
uPVC double glazed window to the front overlooking the tree-lined rear garden, inset

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one and half stainless steel sink with mixer tap over and adjacent drainer set above base level units alongside space and plumbing for a washing machine and dryer, built in double door cupboard to the side and door to;

Rear Porch

7'10" x 6'2" (2.39m x 1.88m)
Oak uPVC triple aspect windows surround the rear porch, allowing for a complete outlook to the driveway and garage, water supply and door out to the rear garden.

Landing

uPVC double glazed window to the front, radiator, storage eaves and doors to;

Bedroom One

17'0" x 14'11" (5.18m x 4.55m)
uPVC double glazed window to the rear presenting views across Weston, doors to the Roof Terrace to rear and storage area to side, two radiators and archway through to;

Walk In Wardrobe

uPVC double glazed skylight window, built-in sliding door wardrobe, loft access and door to;

En-Suite

uPVC double glazed skylight, suite consisting of low level W/C, hand wash basin with mixer tap over, panelled bath with mixer tap, towel radiator, walk in electric shower with fully tiled surround and extractor fan.

Bedroom Two

14'5" x 14'5" (4.39m x 4.39m)
Dual aspect uPVC double glazed windows to the rear and front - providing unspoiled views over the rear garden as well as Weston, The Seafront, and North Devon Coastline, built-in wardrobes, radiator and doors to the Roof Terrace and;

Upstairs Cloakroom

uPVC double glazed window set above a radiator, hand wash basin with mixer tap over and low level W/C both completed with a fully tiled surround, additional storage eaves and potential for the erection of a shower.

The Grounds

The property boasts an expansive and beautifully established wraparound garden, with the front providing steps up to either of the Sun Terraces, while a series of thoughtfully positioned pathways weave through the grounds, bordered by mature trees, shrubs and planting, unfolding a collection of distinct outdoor spaces.

To the rear, the garden continues to impress, benefiting from a picturesque Weston Woods backdrop which provides an exceptional sense of privacy and tranquility. The rear garden is arranged over two tiers, both laid to lawn, offering ample space for outdoor entertaining and relaxing. Mature vegetation throughout further enhances the garden's character.

Driveway

Grandiose driveway adds to the privacy factor, extensively winding up from the road to the garage and entrance of the property, providing off street parking for multiple vehicles.

Garage

18'1" x 17'11" (5.51m x 5.46m)
Electric timber up and over garage door, the garage is fitted with power and lighting.

Greenhouse

17'11 x 6'11" (5.46m x 2.11m)
Attached to the garage, the greenhouse is secluded by triple aspect oak uPVC double glazed windows. A pleasant, calming room providing extra space ideal for growth of plants, fruits and vegetables.

Material Information

We have been advised the following;
Council Tax - G
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.

















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

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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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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