



**South Ward, Weston-super-Mare**  
**£895,000**



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**Bedrooms: 5**

**Bathrooms: 3**

**Receptions: 4**

Positioned within one of Weston-super-Mare's most desirable residential areas, South Ward, this impressive five-bedroom detached family home offers a rare opportunity to acquire a substantial freehold property combining character, space and modern family living.

Beautifully presented throughout, the property retains a wealth of original features while incorporating contemporary touches to create a warm and versatile living environment. From the moment you step inside, the generous proportions and quality of finish are immediately apparent, with a welcoming entrance hall leading through to a selection of spacious reception rooms, ideal for both everyday family life and entertaining.

The accommodation is arranged over two floors and provides a wonderful balance of formal and relaxed living spaces. The property boasts several reception rooms, including an impressive sitting room with exposed timber flooring, an attractive open fireplace and traditional features, along with a superb main living room featuring bay windows, character details and a striking fireplace creating a real focal point. The dining room offers a delightful space for family meals and entertaining, with a bay window, feature window seat and direct access into the well-appointed kitchen/breakfast room.



The kitchen/breakfast room has been thoughtfully designed with a range of fitted units, integrated appliances, a central island and breakfast bar, providing the perfect hub of the home. This space opens onto the rear patio, making it ideal for indoor/outdoor living during the warmer months. A separate utility room, cloakroom and useful storage complete the ground floor.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a further bedroom enjoys access to a private balcony overlooking the gardens. The remaining bedrooms provide excellent flexibility for family members, guests or home working. The main bathroom and additional shower room are both well appointed, offering convenience for a busy household.

Externally, the property sits proudly behind electronically operated timber gates, opening onto a generous block paved driveway providing ample off-road parking and access to the garage. The wraparound gardens have been beautifully landscaped, featuring mature planting, established borders, lawned areas and patio spaces designed for both relaxation and entertaining.

A particular highlight is the impressive garden room, providing a peaceful retreat or additional entertaining space with power, lighting and insulated walls and flooring. The private rear garden offers a fantastic outdoor setting with a large patio area, lawn, mature shrubs and a raised vegetable garden, creating a wonderful space to enjoy throughout the year.





Situated on a prestigious road within South Ward, the property enjoys a peaceful residential setting while remaining conveniently placed for local schools, parks, transport links and the seafront.

**What we love about the property...** We love the fantastic room proportions, offering spacious and versatile living throughout, alongside the charm of the original features. The desirable South Ward location is the perfect blend of peaceful residential living with easy access to local amenities and the seafront.

**Situation** The property is ideally positioned within easy reach of Weston-super-Mare town centre, offering a wide range of everyday amenities including shops, cafés, restaurants, the Sovereign Shopping Centre, doctors, dentists, cinema, theatre and the popular seafront, promenade and Grand Pier. Families are well catered for with a selection of local schools, while independent education is available nearby at Sidcot School in Winscombe. Excellent transport links are also close at hand, with the M5 motorway and Weston-super-Mare railway station providing convenient access further afield, while Bristol Airport is easily accessible for both domestic and international travel. Surrounded by beautiful countryside, the area offers a wonderful mix of coastal and rural living with a variety of local walks, leisure facilities and community activities close by.

**Directions** From the Uphill Hospital roundabout, proceed along Bridgwater Road towards Weston-super-Mare. Turn right onto Devonshire Road, then take the left-hand turning onto Brean Down Avenue. The property will be found shortly afterwards on the right-hand side. What 3 Words: ///found.active.crisis

**Material Information:** This property operates on gas central heating. Council Tax band: G EPC Rating: E

