



6 TOTTERDOWN COURT 39 TOTTERDOWN ROAD

Weston-Super-Mare, BS23 4LH

Price £259,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Set within a small and exclusive courtyard development of just six homes, this beautifully presented bungalow offers a rare opportunity to purchase in the sought-after Southward of Weston. Built in 2018 and tucked away in a level, private setting, it combines modern design with excellent energy efficiency, boasting a B rating and the added benefit of freehold solar panels.

Inside, the property features a bright and stylish open-plan living space, with a 16ft lounge/kitchen area enhanced by vaulted ceilings and skylights that create a real sense of space and light. Underfloor heating runs throughout, complemented by double glazing, making it both comfortable and efficient all year round. There are two well-proportioned bedrooms, including a generous 13ft principal bedroom with a built-in triple wardrobe. A contemporary, modern shower room, along with a light and airy hallway with storage completes the interior.

Outside, the home continues to impress with private, low-maintenance garden to one side and access through the covered courtyard to an additional courtyard style garden. An allocated parking space is conveniently positioned nearby, tucked away beside the garden, with gated side access adding to the practicality.

Altogether, this is a home with a lovely feel and something a little different from the ordinary. Opportunities like this are few and far between, particularly for a bungalow in this part of Weston at such an appealing price point.

Situation

0.09 miles - Bus Stop

0.14 miles - Morrisons Daily

0.63 miles - Weston Sea Front

0.79 miles - Weston Train Station

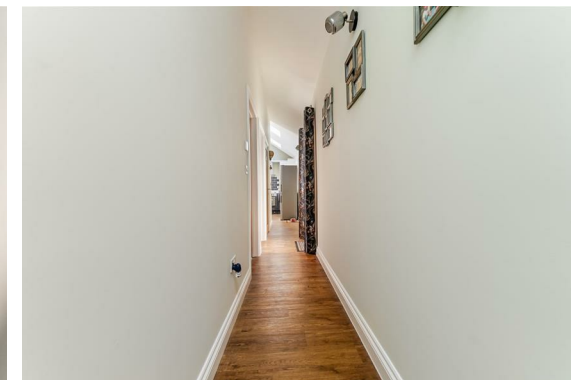
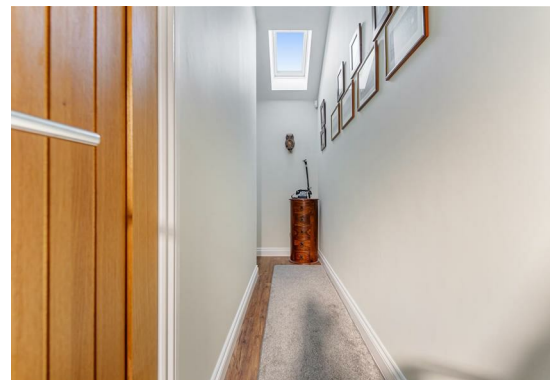
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance

Front entrance door with double glazed inset, opening to;

Hallway

Hallway with built-in cupboard housing the under floor heating controls and consumer unit, second built-in cupboard housing the gas central heating combination boiler, vaulted style high ceiling with inset sky light, open aspect into the open plan kitchen/dining room, doors to all other internal rooms and rear door to covered courtyard.

Living Room/Kitchen

16'2" x 11'8" (4.93m" x 3.56m")

A bright and stylish living space, enhanced by a vaulted ceiling with two inset skylights, along with double glazed windows to both the front and rear, allowing for an abundance of natural light throughout. The kitchen area is finished with attractive two-tone units, complemented by a coordinating work surface and breakfast bar, creating a modern and practical layout. A Belfast-style sink with mixer tap adds a touch of character, while integrated appliances include a dishwasher, oven, and electric hob with extractor hood over. There is also space for an upright fridge/freezer. The room is completed with wood-effect LVT flooring, offering both durability and a contemporary finish.

Bedroom 1

13'0" x 8'4" (3.96m" x 2.54m")

Double glazed window to front aspect, vaulted style high ceiling with inset sky light and built-in wardrobes.

Bedroom 2

9'6" x 7'0" (2.90m" x 2.13m")

Double glazed window to front aspect, with drop down access to loft space with sky light.

Shower Room

6'0" x 5'7" (1.83m" x 1.70m')

Modern suite comprising low level WC, hand wash basin with mixer tap over, large shower enclosure with mains shower plus deluge shower head and handheld fittings, heated towel rail, tiling to walls and floor, inset downlights and extractor.

Covered Area

Accessed through the hallway of the bungalow, the covered garden room provides that ideal extra space to use as storage or dry clothing with paved flooring, wooden storage shed and there is gated access both sides opening to the main garden and;

Courtyard Garden

Enclosed with outdoor power socket and paving.

Main Garden

Neatly to the side of the property, the garden has been thoughtfully landscaped for low-maintenance living. It is fully enclosed and mainly laid to patio, with a lawn inset adding a touch of greenery. An external power socket and tap adds further practicality and a side gate creating access to;

Allocated Parking

There is an allocated parking space, conveniently tucked away in the far corner and closest to the gate.

Freehold Information

This property is freehold and being in a small development of 6 homes there is a maintenance charge of £20 per month for the upkeep of outside communal spaces, plus gutter cleaning. The seller has paid an insurance contribution this year of £43 in case of damage to walls or property within this development.

Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

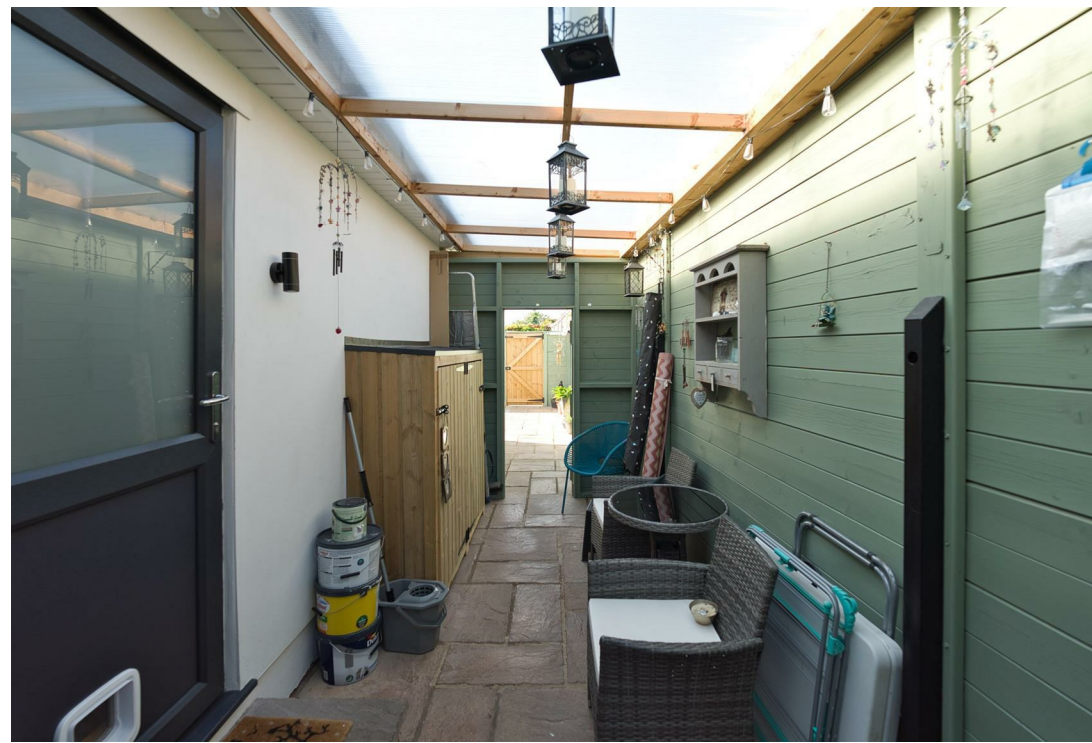
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

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.

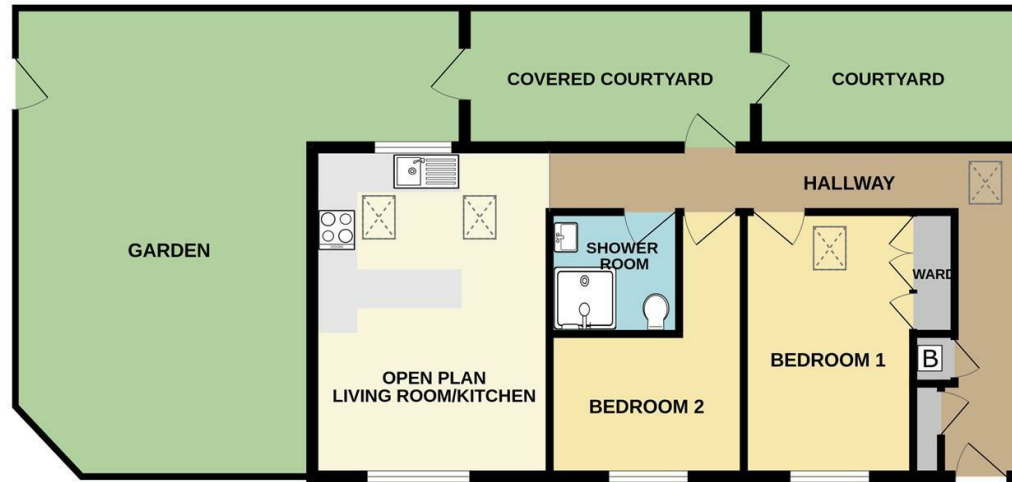






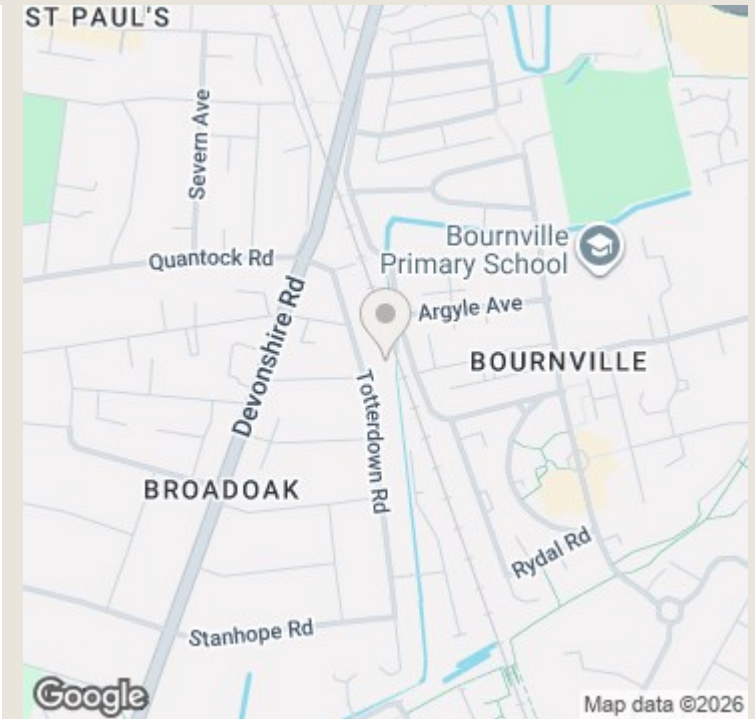


GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.1 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.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 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

