

Sand Road, Kewstoke, Weston-super-Mare, North Somerset, BS22 9UJ

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Sand Road, Kewstoke, Weston-super-Mare, North Somerset, BS22 9UJ

This immaculately presented four-bedroom detached freehold bungalow in Kewstoke, Weston-super-Mare is sold with the benefit of no onward chain, it offers a wonderfully spacious and versatile layout, complete with a fully self-contained annexe. Currently used as a holiday let, the annexe provides excellent flexibility for independent living, extended family, or alternative uses, making the property particularly well-suited to multi-generational households or those seeking adaptable accommodation.

The home is enhanced by beautifully maintained private front and rear gardens, enclosed for both privacy and enjoyment ideal for outdoor entertaining or peaceful relaxation. An additional outbuilding offers further versatility, whether for storage, a workshop, or a dedicated workspace. A generous private driveway also ensures ample off-street parking.

Perfectly positioned in the desirable coastal village of Kewstoke, the property is just a short distance from the seafront, providing easy access to local amenities and scenic seaside walks. Combining a superb location with flexible living arrangements, this home presents an excellent opportunity for buyers seeking a blend of comfort, practicality, and coastal charm.

EPC Rating: C70 | Council Tax Band: D | Freehold Tenure.

- **SOLD WITH THE BENEFIT OF NO ONWARD CHAIN!!**
- **A beautifully appointed four bedroom, detached, freehold bungalow with the benefit of a fully self-contained annexe**
- **Generous and private front and rear gardens, perfectly enclosed and ideal for entertaining or peaceful relaxation**
- **A superb outbuilding featuring a fully insulated garden room and a versatile workshop space**
- **A spacious private driveway providing excellent off-street parking**
- **A highly versatile annexe, currently arranged as a holiday let, however could suit a variety of uses offering fantastic flexibility**
- **Perfect for buyers seeking adaptable living arrangements, multi-generational living or independent accommodation**
- **Well positioned in the sought-after coastal village of Kewstoke, a stone's throw away from the seafront and beach**
- **Impressively presented throughout with accommodation extending to approximately 1,728 sq. ft.**









Accommodation

Main House

Entrance
On approach, the property welcomes you with a tiled step, leading to a modern UPVC double glazed entrance door that opens into the hallway.

Hallway
Timber effect laminate flooring, radiator, wall mounted smart heating control system, useful storage cupboard, ceiling rose with light, roof space access hatch, doors leading to principal rooms.

Bedroom One
Radiator, UPVC double glazed window, ceiling light.

Bedroom Two
Useful built-in storage cupboard and hanging rail, radiator, UPVC double glazed window, roof space access hatch, ceiling light.

Shower Room
Tiled flooring, low level WC, floating wash hand basin, radiator, enclosed mains fed shower with part tiled walls, UPVC double glazed window, extraction fan, ceiling light.

Living/Kitchen/Dining Room
A superb kitchen, living and dining space with a range of wall and floor storage units with worktops and tiled splashbacks over, inset one and a half bowl composite sink and drainer with Swan neck style tap over, well positioned under UPVC double glazed window, inset five ring burner gas hob, oven and grill, kitchen island feature with oak worktop, useful storage cupboard housing a wall mounted consumer unit and meters, additional storage cupboard housing a wall mounted gas fired boiler, radiators, two UPVC double glazed windows, various UPVC double glazed patio doors leading to the private enclosed rear garden, various ceiling spotlights, ceiling lights, adjustable tracked pendulous ceiling lights, an entrance leading into the utility space.

Utility Room
A useful utility space with a tiled flooring, a storage cupboard with a worktop, space and plumbing for appliances, a wall mounted consumer unit, ceiling light, a UPVC double glazed door leads to the private enclosed rear garden, entrance door to the annexe.

Annexe with a Vaulted Ceiling

Kitchen/Living/Dining Room
A super kitchen, living and dining space, with a range of wall and floor storage units with worktops and tile splashbacks over, inset one and a half bowl stainless steel sink and drainer with Swan neck style tap over, well positioned under UPVC double glazed window, inset four ring electric hob with an oven and grill under and extraction hood over, fitted microwave, radiators, UPVC double glazed door leading into the private enclosed front garden, two UPVC skylight windows, UPVC patio doors linking to the private enclosed rear garden, a range of ceiling spotlights, wall light, ceiling lights, doors leading to the bedrooms and shower room.

Shower Room
Low level WC, wash hand basin over a floating vanity unit, well positioned under UPVC double glazed window, tiled flooring, tiled walls, walk-in style mains fed shower with glass screen, radiator, ceiling light.

Bedroom Three
Range of fitted storage units and hanging rails, two UPVC double glazed windows, radiator, ceiling light.

Bedroom Four
Useful built-in storage cupboard and hanging rail, radiator, UPVC double glazed window, ceiling light.

Outside

Front Garden & Driveway
On approach, the property benefits from a private, enclosed front garden and a gravelled driveway, offering both charm and practicality. A beautifully maintained lawn, adorned with mature trees and colourful flowerbeds, enhances the frontage, while to the side, an additional lawned area is framed by established shrubs and greenery. Discreet wall lighting adds character and ambience, and a neat, paved pathway leads to a step up to the composite double-glazed entrance door.

Rear Garden
A boastful private, enclosed and split rear garden with a porcelain slab patio leading to a super outbuilding, areas laid to lawn, area laid to artificial grass with a pergola feature, water access tap, idyllic for relaxing or entertaining.

Outbuilding / Garden Room
The vendor tells us that this was built within permitted development size so no permission was required. Air con/heating unit and Aeriel plus remote controlled (via app) lighting options.

Room One
Vinyl flooring, access to power and electric, wall mounted air-conditioning unit, UPVC double glazed bi-fold doors, ceiling spotlights.

Room Two
Vinyl flooring, UPVC double glazed window, seating lights.

Services
Mains water, gas, electricity, drainage.

Heating System
Gas central heating.

Please Note
There are two boilers split between the main property and the self-contained annexe.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/250cbf989ae54a4f983c6cfc6322a388

























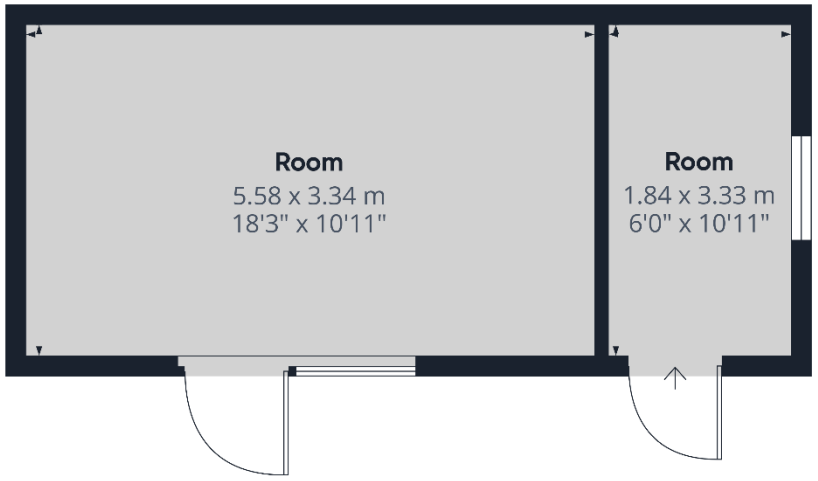












(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area(1)

160.6 m²

1728 ft²

Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 I info@davidplaister.co.uk I

www.davidplaister.co.uk