

Bristol Road Lower, Weston-super-Mare, North Somerset, BS23 2PY

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Bristol Road Lower, Weston-super-Mare, North Somerset, BS23 2PY

A fantastic three bedroom detached freehold family home complete with a self-contained, two-bedroom apartment, offering an excellent opportunity for multigenerational living. Full of character and charming period features, the property presents fantastic scope for personalisation, while also benefiting from a private driveway, detached garage and generous wraparound gardens.

The main home offers a welcoming entrance hallway, a characterful living room with bay windows and a feature fireplace, a recently fitted kitchen and dining room, three double bedrooms, a family bathroom, separate shower room, and a separate cloakroom. The recently decorated self-contained apartment benefits from its own private entrance, two double bedrooms, a bright living room, a recently fitted kitchen, a shower room, separate cloakroom. The main home has also recently benefited from a recently fitted central heating system, including a boiler and radiators installed in February 2026.

Outside, the property enjoys a lovely wraparound garden with mature planting, a detached garage and a private driveway providing off-street parking for multiple vehicles. Please note that Japanese Knotweed is present within the grounds, with an excavation and treatment programme currently in place (further information available upon request).

Situated on Weston-super-Mare's sought-after hillside, the property is within easy reach of the town centre, seafront, local amenities and excellent transport links, making it an ideal home for families or those seeking flexible living accommodation.

EPC Rating: E40 | Council Tax Band: D

- **A fantastic three bedroom, detached, freehold family home complete with a self-contained, two-bedroom apartment**
- **Retaining superb period character and charming features**
- **Excellent opportunity to make your own mark**
- **Wonderful wraparound gardens**
- **Ample private driveway and garage offering valuable off-street parking for multiple vehicles**
- **Well positioned on Weston hillside within reach of the town centre, sea-front and local amenities**
- **Idyllic for family buyers or those seeking multigenerational living**









Accommodation

Entrance
On approach to the entrance of the property you are met with a concrete walkway leading to an entrance door further leading to the vestibule.

Vestibule
With authentic tiled flooring, timber frame single glazed windows, ceiling light, timber framed single glazed entrance door leading to the hallway.

Hallway
An inviting hallway with exposed hardwood flooring, radiator, timber framed single glazed window, picture rail, ceiling light, useful understairs storage cupboard, and doors leading to the principal rooms.

Living Room
Characterful living room with a tiled hearth, an intricate stone surround feature, two sets of timber framed single glazed sash style bay windows, two tall radiators, picture rail, ceiling light.

Kitchen/Dining Room
An incredible recently fitted kitchen and dining room with cork flooring, a range of wall and floor storage units with worktops and glass splashback, peninsula feature with breakfast bar, inset 'Belfast' style ceramic sink and carved drainer with swan neck style instant boiling tap over, eye level dual oven, grill and microwave complete with plate warmer, flush-fit "Neff" induction hob with integrated downdraft extractor, space and plumbing for appliances, recently fitted UPVC double glazed sash style window, timber encased pendant ceiling light. A dining area home to an authentic open fireplace with a characterful surround and tiled hearth, timber framed single glazed bay style window, tall radiator, picture rail, ceiling rose with ceiling light, lift, and an opening leading to the utility room.

Please Note
The vendor has not tested the fireplace since they have held ownership of the property so it is unknown if this is working.

Utility
Recently fitted utility room with a range of wall and floor storage units with worktops and matching up stands over, inset dual stainless-steel sink and drainer with swan neck style tap over, a set of recently fitted UPVC double glazed windows, space and plumbing for appliances, roof access hatch, ceiling spotlights, recently fitted double glazed stable door leading down steps to the private and enclosed rear garden.

Shower Room
Steps descend to a shower room with tile effect vinyl flooring, low-level WC, wash hand basin over pedestal, step up to an enclosed mains fed shower, part timber panelled walls, wall mounted consumer unit and electric meter, timber frame single glazed sash style windows, tracked ceiling spotlights.

Stairs Rising from Entrance Hallway to the First-Floor Landing

First Floor Landing
Split level landing with timber balustrade, exposed timber flooring, radiator, timber framed single glazed sash style window, roof access hatch, ceiling light, doors leading to first floor rooms.

Cloakroom
Low-level WC, wash hand basin over vanity unit, timber framed single glazed window, part timber-panelled walls, and a ceiling light.

Bedroom One
Double bedroom with exposed timber flooring, wash hand basin over vanity unit, UPVC double glazed window, radiator, wall light, picture rail, ceiling light.

Bedroom Two
Double bedroom with exposed timber flooring, radiator, timber framed single glazed sash style window, ceiling light.

Bedroom Three
Double bedroom with exposed timber flooring, range of fitted storage wardrobes with compartments and hanging rails, radiator, UPVC double glazed window, ceiling light, and a recently fitted boiler installed in February 2026.

Bathroom
With tile effect vinyl flooring, freestanding claw footed bath with shower attachment, wash hand basin over pedestal with tiled splashback, radiator, partly timber panelled walls, timber framed single glazed windows, wall lights, extractor fan.

Self-contained Apartment

Entrance
On approach to the self-contained apartment, you are met with a side ramp laid to concrete descending to a recently fitted composite double glazed private entrance door leading to the hallway.

Hallway
A split-level entrance hallway with a radiator, ceiling lights and doors leading to principal rooms.

Cloakroom
Tiled flooring, low-level WC, wash hand basin on a pedestal, radiator, partly tiled walls, timber framed single glazed sash style window, ceiling light.

Bedroom One
Double bedroom with UPVC double glazed bay style window, radiators, ceiling light.

Bedroom Two
Double bedroom with UPVC double glazed window, radiator, ceiling light.

Shower Room
Tiled effect vinyl flooring, wash hand basin with a pedestal, enclosed mains fed shower, timber framed single glazed window, heated towel rail, partly tiled walls, extractor fan, ceiling lights.

Living Room
A light and bright living room with a UPVC double glazed bay style window, radiators, integrated single elevator leading to the main property's kitchen and dining room, ceiling light, an opening leading to the kitchen.









Kitchen
Recently fitted kitchen with timber effect laminate flooring, wide range of wooden floor storage units with worktops, matching up stand over and tiled splashback, space and plumbing for appliances, eye level oven and grill, inset stainless steel sink and drainer with swan neck tap over, positioned under a UPVC double glazed window, concealed wall mounted gas fired boiler, inset four ring hob with extraction head over, ceiling spotlights, recently fitted composite double glazed door leading to the rear of the property.

Outside

Driveway
On approach to the property you are met with a private driveway laid to concrete providing valuable off-street parking.

Garage
Detached from the main property lies a single garage with an up and over entrance door, access to power and electric, two timber framed single glazed windows, ceiling lights, recently fitted UPVC double glazed door leading to the side.

Wraparound Garden
A lovely enclosed wraparound, multi-tiered garden, predominantly laid to lawn with concrete walkways with a variety of flower beds home to mature bushes and shrubs and an external tap.

Please Note
The vendor has advised that Japanese knotweed has been identified within the grounds of the property. The vendor has arranged for the affected area to be excavated, and a treatment plan is in place. Further information and supporting documentation are available upon request.

Services
Mains gas, electric, water and drainage.

Heating System
Two boilers separate for the main property and the apartment. The main property has also recently benefited from a recently installed central heating system, including boiler and radiators, fitted in February 2026.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/4beb0d21ab594ff388291c6c14b5d0b8

3D Floor Plan
https://my.giraffe360.com/3dflp/7z1188b

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access
Public road.












large























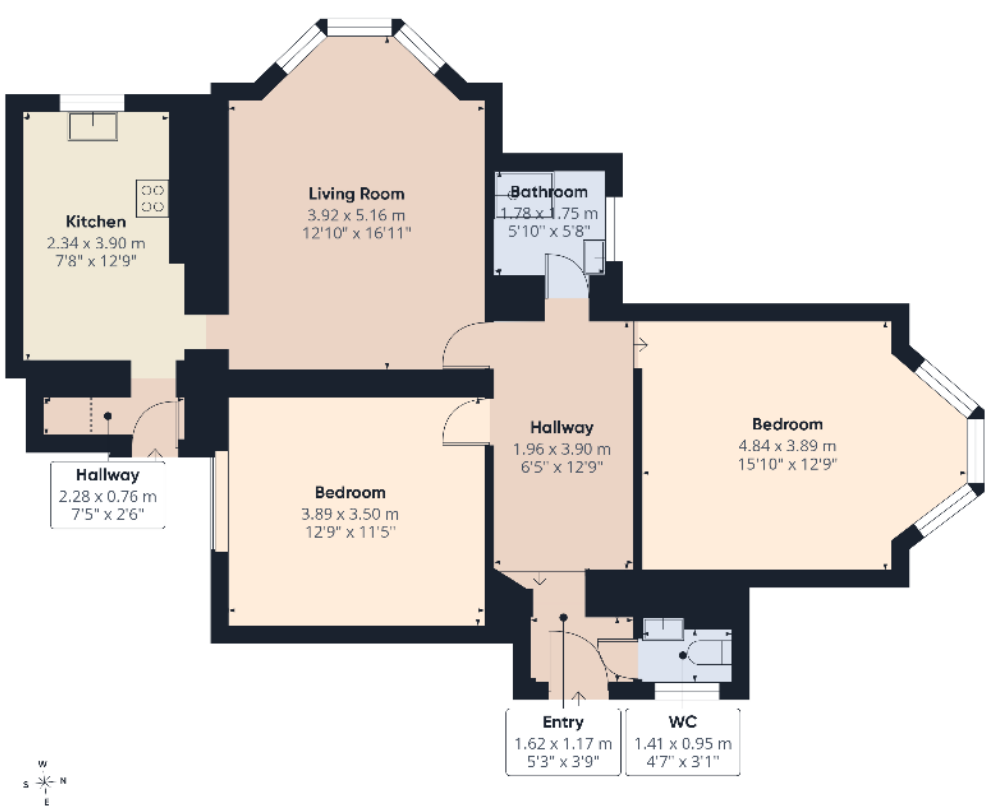


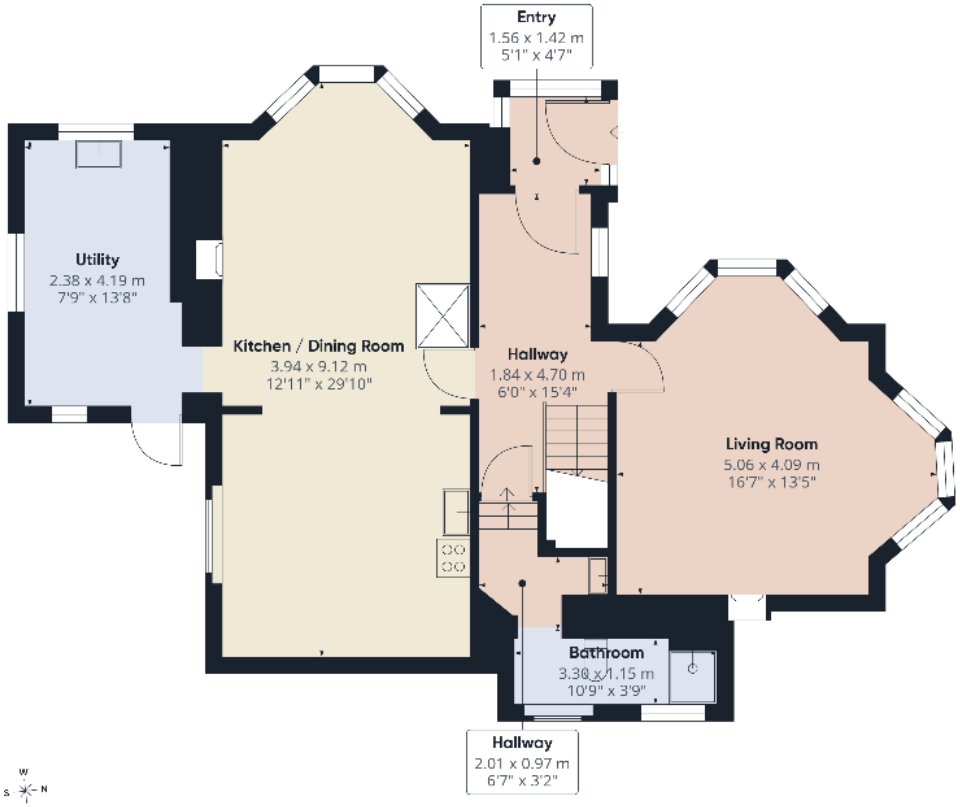









Kitchen
2.34 x 3.90 m
7'8" x 12'9"
Living Room
3.92 x 5.16 m
12'10" x 16'11"
Bathroom
1.78 x 1.75 m
5'10" x 5'8"
Hallway
2.28 x 0.76 m
7'5" x 2'6"
Bedroom
3.89 x 3.50 m
12'9" x 11'5"
Hallway
1.96 x 3.90 m
6'5" x 12'9"
Bedroom
4.84 x 3.89 m
15'10" x 12'9"
Entry
1.62 x 1.17 m
5'3" x 3'9"
WC
1.41 x 0.95 m
4'7" x 3'1"


Entry
1.56 x 1.42 m
5'1" x 4'7"
Utility
2.38 x 4.19 m
7'9" x 13'8"
Kitchen / Dining Room
3.94 x 9.12 m
12'11" x 29'10"
Hallway
1.84 x 4.70 m
6'0" x 15'4"
Living Room
5.06 x 4.09 m
16'7" x 13'5"
Bathroom
3.30 x 1.15 m
10'9" x 3'9"
Hallway
2.01 x 0.97 m
6'7" x 3'2"

Approximate total area[1]

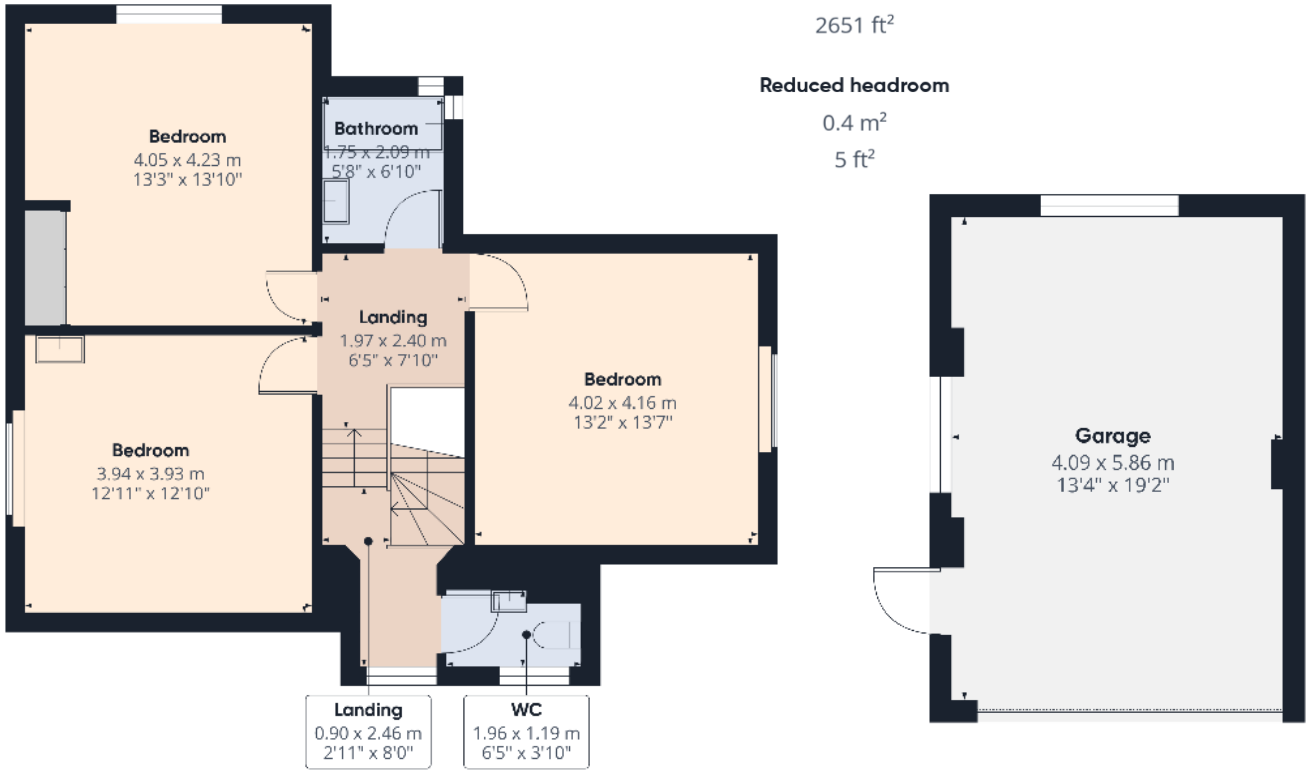
246.3 m²

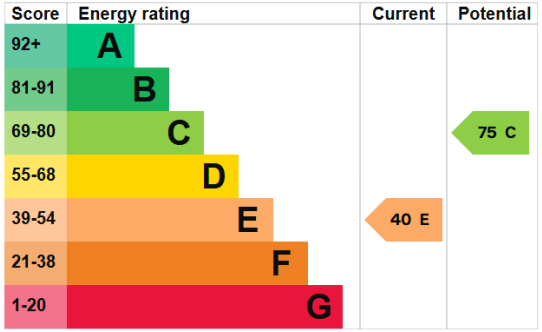
2651 ft²

Reduced headroom

0.4 m²

5 ft²





(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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