

Hillcote, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9JS

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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This impressive two-bedroom detached freehold bungalow presents a rare opportunity to acquire a home of generous proportions, exceptional versatility and considerable potential.

The accommodation extends across a selection of reception rooms, offering a flexible layout that effortlessly adapts to modern family living, entertaining or quieter moments of relaxation. The conservatory forms a wonderful extension of the living space, perfectly positioned to enjoy far-reaching views across the surrounding landscape and beyond.

Whilst the property would now benefit from some updating, it has been lovingly maintained and offers an opportunity for discerning purchasers to enhance and personalise the interiors, creating a home that reflects their own style and aspirations.



The front and rear gardens provide a peaceful and private setting, with the rear garden enjoying a westerly-facing aspect. Approached via a private gated driveway, the property also benefits from a substantial double tandem-style garage, together providing excellent off-road parking and secure storage for a variety of vehicles. Please note: The property is on a private road.

EPC Rating: D65 | Council Tax band: E

- **A tremendous two-bedroom detached freehold bungalow**
- **Complete with various reception rooms presenting a flexible living space**
- **Excellent opportunity for renovation & modernisation**
- **A light & bright conservatory providing incredible far-reaching views & beyond**
- **Superb private and enclosed front & rear gardens enjoying an approximate west facing aspect**
- **A brilliant private gated driveway & double tandem style garage providing valuable off-street parking for a variety of vehicles**





Accommodation

Entrance: On approach to the property, you are met with two gated entrances presenting a sweeping driveway laid to tarmac. A front garden with an area laid to lawn home to mature bushes and tree features, raised flower bed home to mature bushes and shrubs, wall lights, UPVC double glazed entrance door.

Hallway: An inviting entrance hallway with a step up to a hardwood herringbone style floor, a useful built-in storage cupboard, a built-in airing cupboard, radiator, UPVC double glazed window, a roof access hatch, ceiling lights, doors leading to principal rooms.

Cloakroom: With tile effect vinyl flooring, a low-level WC, a wash hand basin with a tiled splashback, a UPVC double glazed window, ceiling light.

Bathroom: A family bathroom with tiled flooring, a panelled bath, a wash hand basin over pedestal, an enclosed mains fed shower, radiator, a UPVC double glazed window, ceiling spotlights.

Kitchen/Breakfast Room: A kitchen and breakfast room with LVT flooring, a wide range of wall and floor storage units with granite worktops and a tiled splashback, space and plumbing for appliances, radiators, an integrated tall fridge freezer, an eyelevel oven, grill and microwave, an inset four burner “Neff” gas hob with an extraction hood over, an inset one and a half bowl ceramic sink and drainer with a tap over, positioned under a UPVC double glazed window providing a partial far reaching view, ceiling spotlights, a UPVC double glazed door leading to the boot room.

Boot Room: A UPVC double glazed boot room sat upon dwarf walls with tile effect vinyl flooring, a selection of fitted storage cupboards housing a consumer unit, polycarbonate translucent ceiling panels, UPVC double patio door leading to the front of the property.

Living/Dining Room: A generous living and dining room with a gas fired log burner stove, radiators, a UPVC double glazed window, wall lights, ceiling lights, UPVC double glazed sliding doors leading to the conservatory.

Conservatory: A tremendous conservatory with tile effect vinyl flooring, an excellent range of UPVC double glazed floor to ceiling windows presenting an immaculate far-reaching view of neighbouring rooftops, countrysides and sea, polycarbonate translucent ceiling panels, a UPVC double glazed patio door leading to a private and enclosed rear garden.

Sitting Room: With a radiator, a UPVC double glazed window, an integrated steel safe, ceiling light, doors leading to additional rooms.

Internal Room: Formally used as a double bedroom with a radiator, a fitted storage wardrobe with compartments and hanging rails, ceiling light, a UPVC double glazed sliding door leading to the conservatory.

Bedroom One: A double bedroom with a radiator, UPVC double glazed windows, ceiling light.

Bedroom Two: With a radiator, a UPVC double glazed window, ceiling light.

Shower Room: With tiled effect vinyl flooring, low-level WC, wash hand basin over vanity unit with a tiled splashback, an enclosed electric shower with partly tiled walls, radiator, extractor fan, ceiling light.

Front Garden & Driveway: On approach to the property, you are met with two gated entrances presenting a sweeping driveway laid to tarmac. A front garden with an area laid to lawn home to mature bushes and tree features, raised flower bed home to mature bushes and shrubs, wall lights, UPVC double glazed entrance door.

Garage: A generous private tandem style double garage with an electric roller entrance door, access to power and electric, a water supply tap, polycarbonate translucent ceiling panels, a door leading to a storage cellar, an up and over rear door leading to the private and enclosed rear garden.

Rear Garden: A superb private and enclosed rear garden opening onto a raised concrete tiled patio with flowerbeds home to mature bushes, shrubs and tree features, an area laid to a sloping lawn enclosed by manicured hedges enjoying an approximate west facing aspect, to the rear a concrete slabbed walkway. To the side a concrete walkway presents and up and over rear entrance door to the garage, the additional side has a timber gate leading to the front of the property.

Services: Mains electric, gas, water & drainage.

Heating System: Gas central heating.

Tenure: Freehold.

360 Virtual Tour: https://tour.giraffe360.com/816cadc8e58a4771a9f4695c6f3f36a5

3D Floor Plan: https://my.giraffe360.com/3dflp/hfe8ggm

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: Private road.

Private Road Fees/Coverage: TBA.





























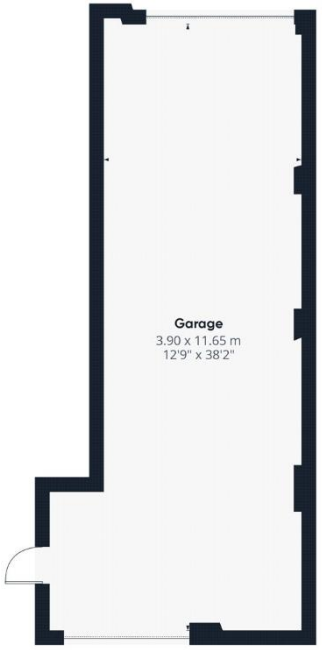


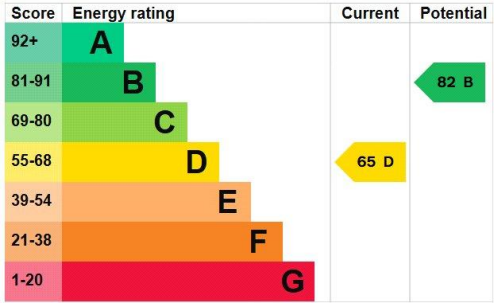












Approximate total area(1)

192.1 m²

2070 ft²

(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.

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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.

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