

Highfield Road, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9LZ

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Situated on the sought-after Bleadon Hill, this three-bedroom detached freehold converted bungalow offers well-proportioned accommodation with scope for renovation and modernisation.

The property includes a master bedroom with ensuite shower room, along with a further bedroom and additional living accommodation. While some updating is required, the property provides an opportunity for a new owner to make improvements to suit their own requirements.

Outside, there are private enclosed gardens extending around the front and rear of the property, providing a good amount of outdoor space. A private driveway and garage offer useful off-street parking for several vehicles.

The property is likely to appeal to family buyers looking for a home they can improve over time, as well as developers or those seeking a renovation project in a well-established residential area.

EPC Rating: F28 | Council Tax band: E

- **A promising three bedroom detached freehold converted bungalow**
- **Master bedroom & ensuite shower room**
- **Superb opportunity for renovation & modernisation**
- **Excellent private and enclosed wrap around style front & rear garden**
- **Brilliant private driveway & garage providing valuable off-street parking**
- **Well positioned in the sought-after area on Bleadon Hill**
- **Ideal for family buyers or developers seeking their next project**
- **Approximately 1,523 sq.ft.**









Accommodation

Entrance: On approach to the property, you are met with a block paved driveway providing valuable off-street parking for a variety of vehicles leading to the garage. A private and enclosed front garden laid to lawn with flowerbeds home to mature bushes and hedges, a block paved walkway leads to a set of stairs rising to the UPVC single glazed vestibule entrance. To the side the block paved walkway continues to a gate presenting the wraparound rear garden.

Hallway: An entrance hallway with timber effect vinyl flooring, radiator, wall lights, under stairs storage cupboard housing a wall mounted consumer unit, doors leading to principal rooms.

Living/Dining Room: An open wraparound style living and dining room with exposed timber flooring, a decorative fireplace upon a stone hearth and surround feature, a variety of UPVC double glazed windows providing incredible far-reaching views, skirting radiators, radiator, ceiling lights, a door leading to the kitchen and breakfast room and a timber framed single glazed door leading into the sunroom.

Kitchen & Breakfast room: With tiled flooring, range of wall and floor storage units with worktops and a tiled splashback, an integrated dishwasher, integrated waist height fridge, and integrated waist height freezer, an inset one and a half bowl composite sink and drainer, positioned under an internal timber framed single glazed window, eye-level dual oven and grills and integrated microwave, airing cupboard housing a floor mounted boiler and hot water tank, an inset four burner induction hob with an extraction hood over, radiator, ceiling spotlights, timber framed single glazed door leading to the sun room.

Sun Room: A timber framed single glazed sunroom with stone tiled flooring, space and plumbing for appliances, outstanding far-reaching views, UPVC single glazed sliding door leading to the private and enclosed wraparound garden.

Bedroom Two: A double bedroom with a selection of fitted storage wardrobes with compartments and hanging rails, radiator, UPVC double glazed window, ceiling light.

Internal Room/Bedroom Three: An internal room formerly used as a double bedroom with exposed timber flooring, a selection of built-in storage wardrobe with compartments and hanging rails, a timber framed single glazed internal window, radiator, light.

Bathroom: Bathroom with vinyl flooring, a low-level WC, wash hand basin over a pedestal, a panelled bath, an enclosed mains fed shower, a UPVC double glazed window, heated towel rail, radiator, ceiling light.

Stairs Rising from Entrance Hallway to the First Floor Landing.

First Floor Landing: Landing with exposed flooring, a loft access hatch, a timber framed double glazed skylight window, ceiling light, door leading to the master bedroom.

Master Bedroom: A master bedroom with a built-in storage wardrobe with hanging rails, a UPVC double glazed window providing an outstanding far-reaching view of Weston's town, seafront and hillside, radiator, wall lights, a door leading to the ensuite shower room.

Ensuite Shower Room: With a low-level WC, a wash hand basin over pedestal, an enclosed electric shower, radiator, a timber framed double glazed skylight window, wall light, tiled walls, extractor fan, ceiling light, partially sloping ceiling.

Front Garden & Driveway: On approach to the property, you are met with a block paved driveway providing valuable off-street parking for a variety of vehicles leading to the garage. A private and enclosed front garden laid to lawn with flowerbeds home to mature bushes and hedges, a block paved walkway leads to a set of stairs rising to the UPVC single glazed vestibule entrance. To the side the block paved walkway continues to a gate presenting the wraparound rear garden.

Garage: A single detached garage with an up and over entrance door, access to power and electric, ceiling lights.

Wraparound Garden: A generous private and enclosed wraparound garden opening onto a raised concrete tiled seating area with a superb far-reaching view of neighbouring fields and seafront beyond, steps ascend to an area laid to soil with a variety of surrounding bushes and hedge lines. To the side lies a block paved walkway into the front of the property. and to the other side, an additional block paved walkway presenting an area laid to gravel and steps rising to a concrete tiled seating area finished with a water supply tap and a gate leading to the front of the property.

Services: Mains water, electric, drainage & gas.

Heating System: Gas central heating.

Tenure: Freehold.

360 Virtual Tour: https://tour.giraffe360.com/c3a06d4d49de4634bf9034584dfd2d46

3D Floor Plan: https://my.giraffe360.com/3dflp/5cr4rqp

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.



























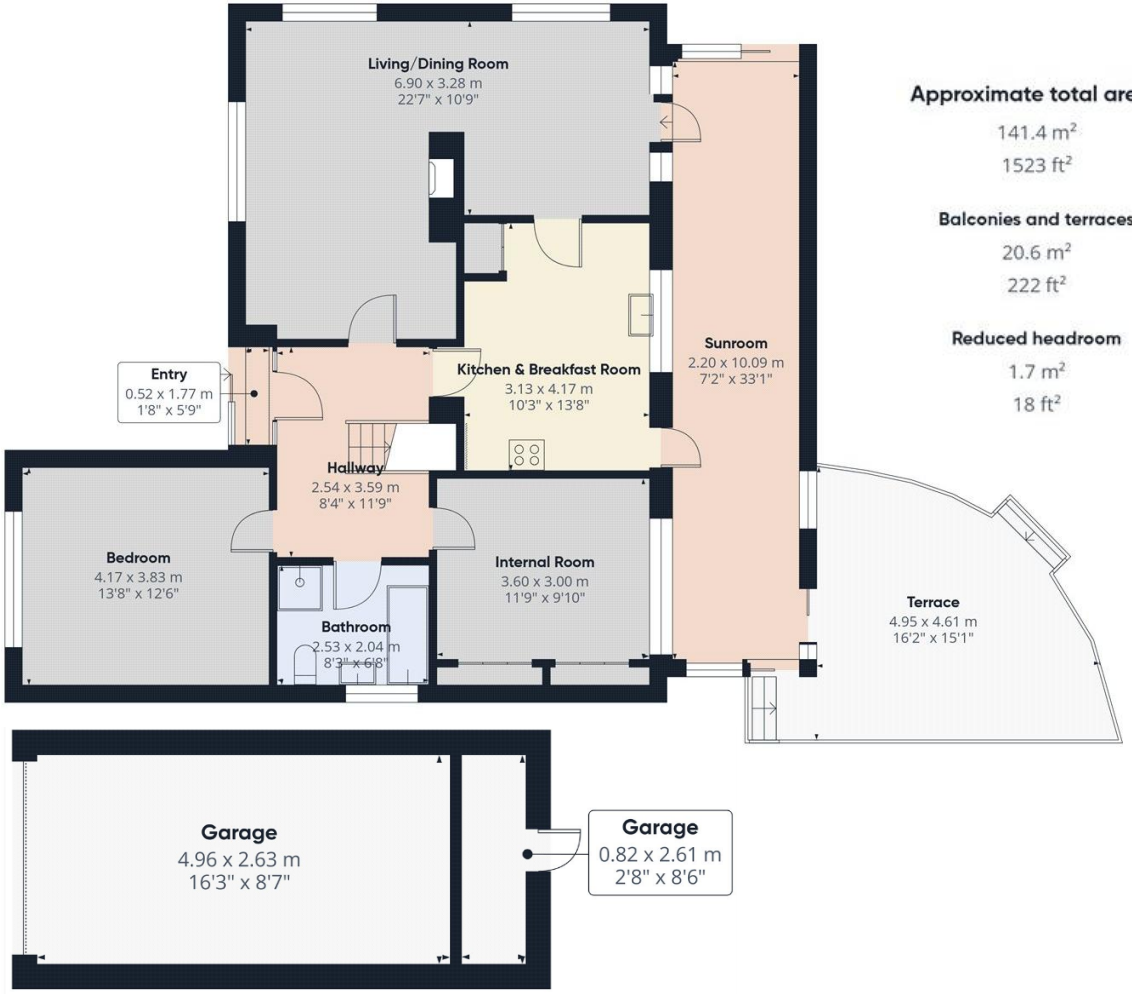












Approximate total area(1)

141.4 m²

1523 ft²

Balconies and terraces

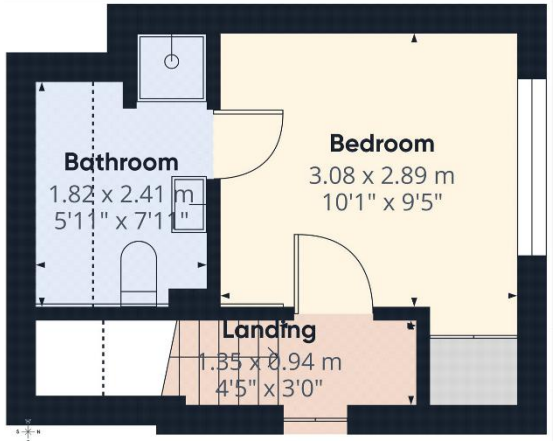
20.6 m²

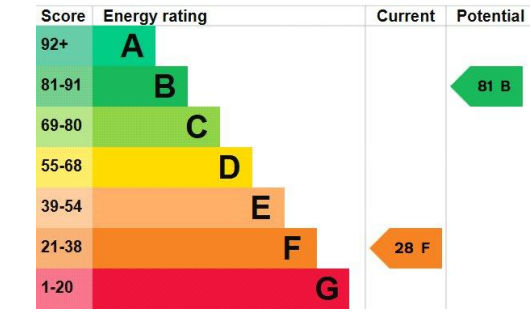
222 ft²

Reduced headroom

1.7 m²

18 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

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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.

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