

Totterdown Lane, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9NG

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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An impressive three-bedroom detached freehold bungalow, occupying a prominent position on the renowned Bleadon Hill. Having undergone an extensive renovation, the property is beautifully presented throughout and offers an opportunity to acquire a stylish, turn-key home with the convenience of single-level living.

The accommodation is complemented by attractive private and enclosed gardens to both the front and rear, providing a peaceful setting with ample space to relax, entertain and enjoy the outdoors.

Further enhancing the appeal is a private driveway and garage, offering valuable off-street parking and additional practicality.

Combining a sought-after position, beautifully presented accommodation and delightful outdoor space, this wonderful, detached bungalow offers an appealing lifestyle and is likely to suit a variety of purchasers, including families and those seeking the ease and convenience of single-storey living.

EPC Rating: D60 | Council Tax band: E

- **A wonderful three-bedroom detached freehold bungalow**
- **Presented beautifully after extensive renovations offering a turn-key home**
- **Superb private and enclosed front & rear garden**
- **Private driveway and garage providing valuable off-street parking**
- **Prominent location on the renowned Bleadon Hill**
- **Ideal for family buyers or those seeking a single level dwelling**
- **Approximately 1,164 sq. Ft.**









Accommodation

Entrance: On approach to the property you are met with concrete tiled steps rising to a set of UPVC double glazed entrance doors leading to the vestibule.

Vestibule: A vestibule with access to power and electric, ceiling lights, a composite double glazed entrance door leading to the hallway.

Hallway: An inviting entrance hallway with both a built-in airing cupboard housing a wall mounted gas fired boiler and a useful built-in storage cupboard, radiator, a roof access hatch, ceiling lights, doors leading to principal rooms.

Living Room: A cosy living room with an electric fireplace upon a granite hearth, an intricate surround feature, a set of multi aspect UPVC double glazed windows providing an excellent far-reaching view, radiators, ceiling light, and opening to the dining space.

Dining Room: A dining space with a radiator, ceiling light, a UPVC double glazed sliding door leading to the private and enclosed rear garden, door leading to the kitchen and breakfast room.

Kitchen/Breakfast Room: A beautiful kitchen and breakfast room with a range of wall and floor storage units with worktops and a tiled splashback, an inset one and a half bowl stainless steel sink and drainer with a swan neck style tap over, positioned under a light and bright UPVC double glazed window, space for a freestanding cooker, a breakfast bar feature, space for appliances, a built-in pantry store, a built in storage cupboard housing a wall mounted consumer unit, electric and gas meter, ceiling spotlights, pendant ceiling lights, UPVC double glazed patio door leading to the conservatory.

Conservatory: A light and bright UPVC double glazed conservatory with tiled flooring, space and plumbing for appliances, polycarbonate translucent ceiling panels, a patio door leading to the private and enclosed rear garden.

Bedroom One: A wonderful double bedroom with a UPVC double glazed window providing a lovely far-reaching aspect, radiator, ceiling light, stand-alone wardrobes included.

Bedroom Two: A lovely double bedroom with two UPVC double glazed windows providing a multi aspect, radiator, ceiling light.

Bedroom Three: A bedroom currently being used as an office with an array of fitted storage wardrobes with compartments and hanging rails, a UPVC double glazed window, radiator, ceiling spotlights.

Bathroom: A well-presented family bathroom with tiled effect vinyl flooring, a low-level WC, a wash hand basin over a vanity unit, a panelled bath with a shower attachment over and glass screen, a heated towel rail, a UPVC double glazed window, tiled walls, ceiling spotlights.

Cloakroom: With tiled effect vinyl flooring, a low-level WC, partially tiled walls, a UPVC double glazed window, ceiling lights.

Outside:

Front Garden & Driveway: On approach to the property, you are met with a private driveway laid to concrete adjacent to a superb private and enclosed front garden with an area laid to lawn enclosed by surrounding flowerbeds home to mature bushes and shrubs. Concrete tiled steps rise to a set of UPVC double glazed entrance doors leading to the vestibule.

Garage: A single garage with up and over entrance door, access to power and electric, timber framed single glazed window, vaulted ceiling providing overhead storage space, ceiling light, a side door leading to the private enclosed rear garden.

Rear Garden: An incredible private and enclosed rear garden opening onto an irregular stone paved patio, steps ascend to a concrete walkway guiding up and through the gardens leading to a seating area laid to concrete at the garden's peak. Manicured areas laid to lawn host a variety of mature bushes, shrubs and fruit tree features. At the base of the garden is an additional patio laid to concrete tiles enclosed by a short brick wall with a water supply tap, a selection of wall lights, access to power and electric. To the side is a timber gate leading to the front of the property.

Services: Mains water, gas, electric & drainage.

Heating System: Gas central heating.

Tenure: Freehold.

360 Virtual Tour: https://tour.giraffe360.com/0dcdbae9883b4d37960cd37c7784677f

3D Floor Plan: https://my.giraffe360.com/3dflp/nmvc4rc

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.

Broadband/mobile coverage: To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage








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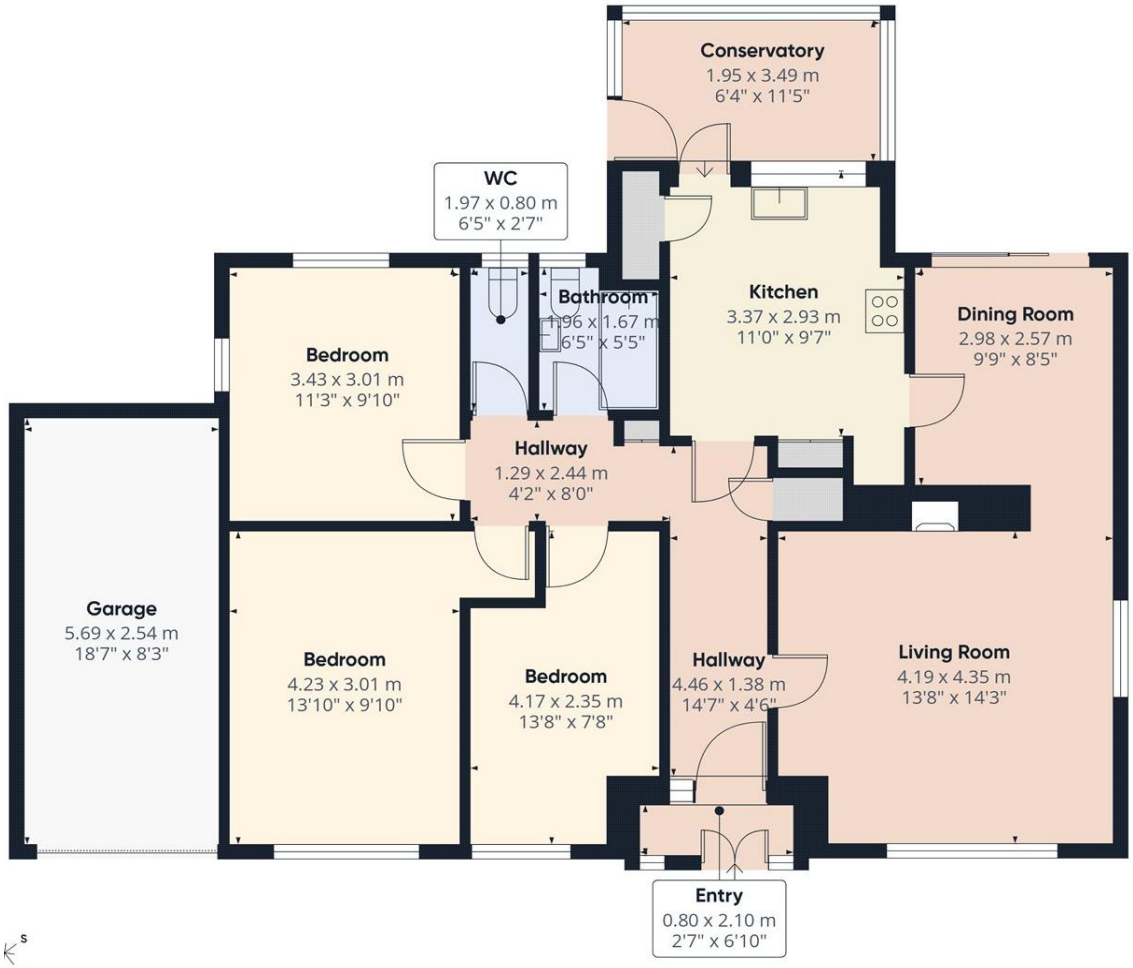


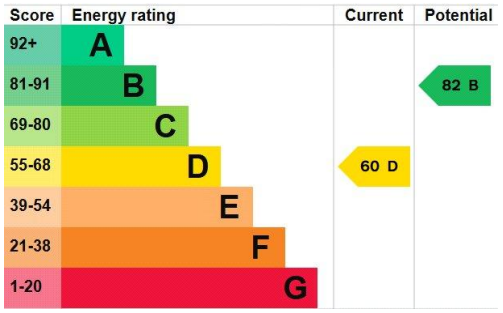












Approximate total area(1)

108.2 m²

1164 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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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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