

Bedford Road, Weston-Super-Mare, Somerset. BS23 4EJ

£265,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

****HOUSE FOX ESTATE AGENTS PRESENTS...**** A spacious and characterful three-bedroom semi-detached period home, ideally situated within the ever-popular South Ward area of Weston-super-Mare. Offering generous and versatile accommodation, three double bedrooms, two separate reception rooms or potential bedroom 4, driveway parking and a pleasant enclosed rear garden, this attractive traditional property presents a wonderful opportunity for families and buyers seeking a home with charm, character and excellent potential.

Conveniently positioned approximately 1.5 miles from Weston-super-Mare town centre, the property enjoys easy access to a wide range of local amenities, including well-regarded schools, shops, supermarkets and regular bus services. The town centre offers an excellent selection of shopping, restaurants and leisure facilities, whilst the famous seafront, beach and promenade are also within easy reach. For commuters, the area is well placed for access to the mainline railway station and the M5 motorway at Junction 21, providing convenient connections to Bristol and the surrounding areas.

Retaining many of the original period features that make properties of this era so desirable, the house offers a wonderful blend of traditional character and practical family living. Upon entering, an entrance lobby leads into a welcoming hallway, providing access to two well-proportioned reception rooms. These versatile living spaces offer excellent flexibility, whether utilised as a comfortable family lounge, formal dining room or additional sitting room, with the generous proportions creating an inviting environment for both everyday living and entertaining. To the rear of the property is the kitchen, with a family bathroom conveniently positioned beyond.

The first floor continues to impress with ****three generously sized double bedrooms****, a particularly appealing feature for growing families or those requiring additional space for guests or home working. A useful separate shower room with WC completes the upstairs accommodation, providing additional convenience and practicality for a busy household.

Externally, the property benefits from the increasingly sought-after advantage of ****off-street driveway parking**** to the front. To the rear is a pleasant enclosed courtyard-style garden, providing an attractive and manageable outdoor space, ideal for relaxing, outdoor dining or entertaining during the warmer months, whilst offering the benefit of relatively low-maintenance upkeep.

Combining the charm of a traditional period property with generous accommodation, practical outside space and a highly convenient residential location, this delightful semi-detached home has much to offer. With its three double bedrooms, two reception rooms and excellent potential to create a wonderful long-term family home, ****an early viewing is strongly recommended to fully appreciate the space, character and opportunities this property presents.****

FEATURES

- Traditional Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Good Order Throughout
- Ground Floor Bathroom & First Floor Shower Room
- Driveway Parking
- South Ward location
- Viewing Recommended
- Council Tax Band - B
- EPC - TBC



ROOM DESCRIPTIONS

Entrance Lobby

Via upvc front door door, dado rail, original coving & stain glass inner door opening to:

Hall

Stripped wood floorboards, feature ornate archway with wall castings, dado rail, radiator, stairs rising to first floor with useful under-stairs cupboard.

Lounge

3.53m x 4.54m (11' 7" x 14' 11")

Traditional & welcoming front room with double glazed bay windows, radiator, ornate fireplace housing living flame gas fire. Picture rail, coving, wood flooring.

Dining room Bedroom Four

3.05m x 3.52m (10' 0" x 11' 7")

Double glazed window to rear aspect, radiator, open fireplace, picture rail.

Kitchen

2.9m x 4.25m (9' 6" x 13' 11")

Range of wall and base units finished in cream with wood block effect work surfaces and tiling to splashbacks, white ceramic sink and drainer unit with mixer tap over, space for washing machine, fridge freezer, dishwasher and Range cooker (by negotiation) with, built in extractor hood, cupboard housing Worcester combination boiler, tiled flooring, twin double glazed windows to side elevations, double glazed side door.

Bathroom

White three piece suite comprising panelled bath with Victorian style hand held shower attachment and mixer tap over, pedestal wash hand basin, radiator, tiling to splash-backs, double glazed window to rear elevation and doorway to separate WC with low level WC & further double glazed partial obscure window to rear elevation. Wood laminate flooring, electric wall heater.

Landing

Split level Landing area. Loft access, sky light, radiator and doors to all rooms.

Bedroom One

4.71m x 3.53m (15' 5" x 11' 7")

Twin double glazed windows to front elevation, radiator.

Bedroom Two

2.91m x 3.51m (9' 7" x 11' 6")

Double glazed window to rear aspect, radiator.

Bedroom Three

1.75m x 4.29m (5' 9" x 14' 1")

Double glazed window to side aspect, radiator. Large recess for wardrobe

Shower room

Fully tiled shower cubicle housing multi-jet shower unit, wash hand basin with 'waterfall' tap, tiled splash back areas & floor, chrome heated towel rail.

Rear Garden

Fully enclosed courtyard style garden laid to paving for low maintenance with side gate.

Front

Stone chip driveway with concrete path leading to front door.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Some photographs may have been virtually staged with AI and none of the furniture shown is included in the sale.



FLOORPLAN & EPC

