

Southend Road, Weston-super-Mare, North Somerset, BS23 4JY

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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David Plaister Ltd are delighted to bring to the market this superb four bedroom mid-terrace freehold family home, beautifully renovated to provide a stylish, turnkey property ready for its next owners. Extending to approximately 1,417 Sq. Ft, this impressive residence combines contemporary finishes with generous and versatile accommodation, making it an excellent prospect for modern family living.

At the heart of the home is a magnificent open-plan living, kitchen and dining room, featuring a striking kitchen island, worktops and integrated appliances. Further accommodation includes a useful utility room and cloakroom, alongside four bedrooms arranged across the first and second floors, with the principal bedroom benefiting from built-in wardrobes. A beautifully appointed family bathroom completes the internal accommodation. Externally, the property enjoys a manicured, private and enclosed rear garden, complemented by a purpose-built outbuilding divided into a hobby room and separate storeroom. A private driveway to the rear provides valuable off-street parking for multiple vehicles.

Having undergone an impressive renovation, the property offers a contemporary finish throughout, with practical features including additional storage, a modern kitchen and versatile outbuilding space. The combination of wonderful living areas, four bedrooms and private parking makes this an appealing opportunity for families seeking a home that is ready to move into. The property is also offered with no onward chain.

Situated on Southend Road in South Ward, the property is conveniently positioned within easy reach of the seafront, town centre, local schools and everyday amenities. Its location offers an appealing balance of coastal living and town convenience, making this an attractive prospect for families looking to settle within this established residential area.

EPC Rating D65 | Council Tax Band B

- **A superb four bedroom mid-terrace freehold family home**
- **Excellently renovated offering a turnkey home**
- **Marvellous open plan living, kitchen & dining room**
- **A manicured private & enclosed rear garden complete with a well appointed outbuilding**
- **Private parking located to the rear offering a reliable off-street space**
- **Well positioned in South Ward within easy reach of the seafront, town centre & schools**
- **Designed for family buyers**
- **Benefiting from no onward chain**
- **Presented across 1,417 Sq. Ft.**









Accommodation

Entrance: On approach to the property you are met with a gated entrance to a private and enclosed front garden with a walkway laid to concrete, an area laid to gravel enclosed by a stonewall with a mature hedge, step up to a UPVC double glazed entrance door leading to the hallway.

Hallway: An inviting entrance hallway with LVT flooring, UPVC double glazed window, radiator, useful understairs storage cupboard housing a consumer unit and electric meter, additional understairs storage space, picture rail, ceiling lights, doors leading to principal rooms.

Kitchen, Living & Dining Room: An outstanding open plan kitchen, living and dining room. With a living space that has a UPVC double glazed window with a built-in storage bench, partially timber panelled wall, radiator, ceiling light. A magnificent kitchen and dining space with a range of wall and floor storage units with worktops and matching upstands over, an inset four ring 'AEG' induction hob with a matching extraction hood over, a stand out kitchen island feature with a worktop, an inset one and a half bowl stainless steel under mounted sink with a carved drainer, an integrated dishwasher, an integrated tall fridge, an eye-level dual oven and grill, an integrated tall freezer, radiator, composite double glazed window, ceiling spotlights, UPVC double glazed 'Velux' window, composite double glazed double doors leading to the private and enclosed rear garden.

Utility Room: A well-presented utility space with LVT flooring, a selection of wall and floor storage units with worktops and a tiled splashback, an inset stainless steel sink with a swan neck style tap over, space and plumbing for appliances, radiator, partially timber panelled wall, a UPVC double glazed 'Velux' window, ceiling spotlights, a door leading into the cloakroom, a composite double glazed patio door leading to the private and enclosed rear garden.

Cloakroom: With a low-level WC, wash hand basin over vanity unit with a slate splashback, extractor fan, ceiling spotlight, a built-in airing cupboard housing a wall mounted gas fired boiler.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing: A landing with a timber balustrade, ceiling spotlights, doors leading to first floor rooms.

Bedroom One: An excellent principal bedroom with timber effect laminate flooring, a selection of built-in storage wardrobes with compartments and hanging rails, UPVC double glazed bay style window, radiator, picture rail, ceiling light.

Bedroom Two: A lovely double bedroom with timber effect laminate flooring, radiator, a selection of UPVC double glazed tilt and turn windows with integrated blinds upon a timber sill, ceiling light.

Bedroom Four: With timber effect laminate flooring, radiator, UPVC double glazed window upon a timber sill, a wall mounted storage cupboard, a roof access hatch, picture rail, ceiling light.

Bathroom: A marvellous family bathroom with tiled flooring, low-level WC, a wash hand basin over vanity unit, panelled bath, walk-in waterfall style mains fed shower and shower attachment with glass screens, UPVC double glazed windows, partially tiled walls, a heated towel rail, ceiling spotlights.

Stairs Rising from the First Floor Landing to the Second Floor Landing

Second Floor Landing: With a timber balustrade, timber effect laminate flooring, two sets of built-in eaves storage further leading to additional built-in storage, ceiling spotlights, a door leading to bedroom three.

Bedroom Three: A double bedroom with timber effect laminate flooring, an exposed brick wall feature, an electric radiator, timber framed double glazed skylight window with an integrated blind, sloping ceiling, ceiling spotlights.

Outside

Front Garden: On approach the property you are met with a gated entrance to a private and enclosed front garden with a walkway laid to concrete, an area laid to gravel enclosed by a stonewall with a mature hedge, a step up to a UPVC double glazed entrance door leading to the hallway.

Rear Garden: A superb private and enclosed rear garden opening onto a concrete tiled seating area finished by enclosed block paving, a step up to an elevated concrete tiled walkway with an area laid to lawn, a selection of flower beds home to mature bushes and shrubs, a water supply tap, access to power and electric, wall lights. The walkway leads to the outbuilding.

Outbuilding: An impressive purpose-built outbuilding that is partitioned into two areas. The first area is used as a hobby room and has an aluminium entrance door, timber effect laminate flooring, access to power & electric, an electric radiator, a composite double glazed window, ceiling light. The second partition is used as a storeroom and has access to power and electric, a wall mounted consumer unit, ceiling lights, capacity for an EV charging point, a door leading to the rear of the property where the driveway resides.

Driveway: To the rear of the property lies a private driveway late to concrete providing valuable off-street parking.

Please Note: The driveway is accessible by a public road that leads round from Southend Road.

Services: Mains water, gas, electric and drainage.

Heating System: Gas central heating.

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

Tenure: Freehold.

360 Virtual Tour:
https://tour.giraffe360.com/59cb7259e8d54e29912de0b234d2a291/?lsf=1

3D Floor Plan: https://my.giraffe360.com/3dflp/8rexegi

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 highway.












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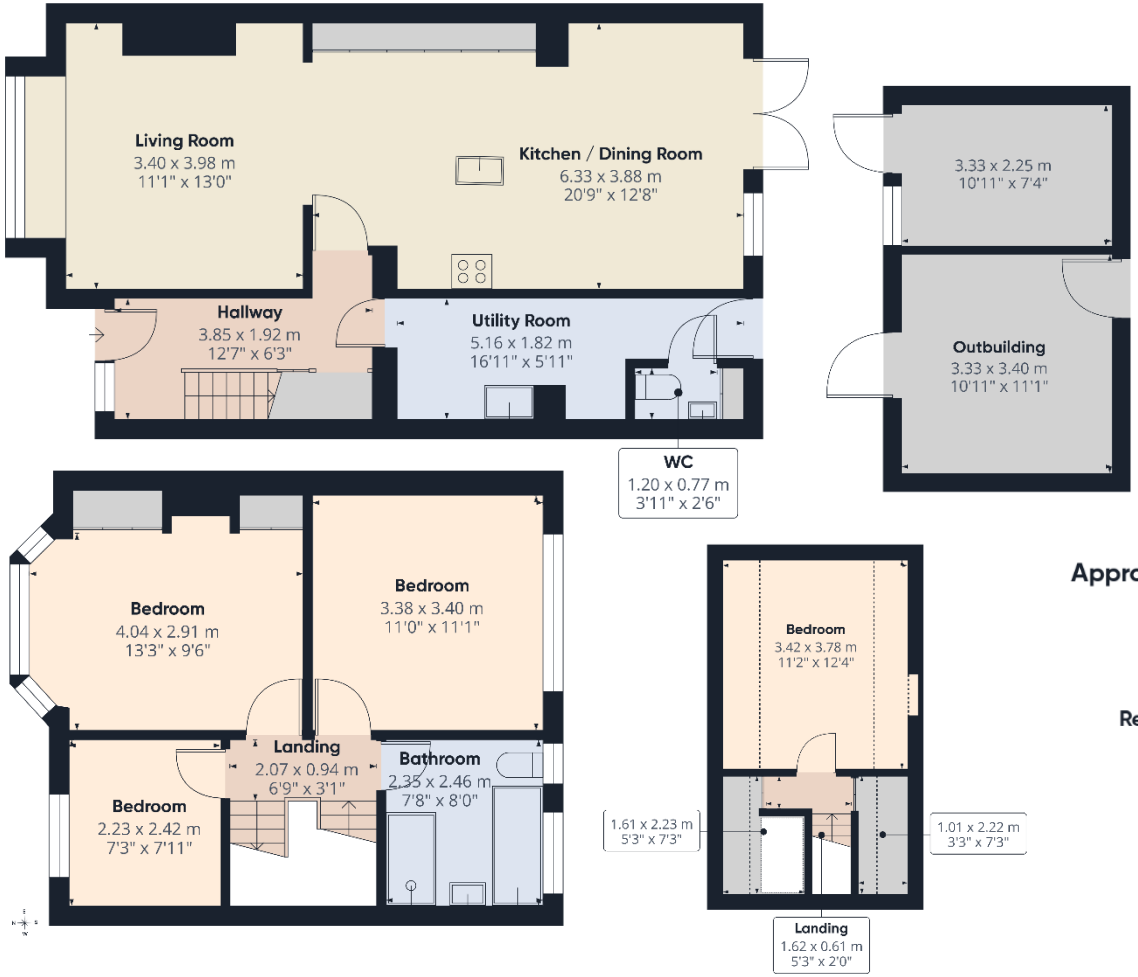


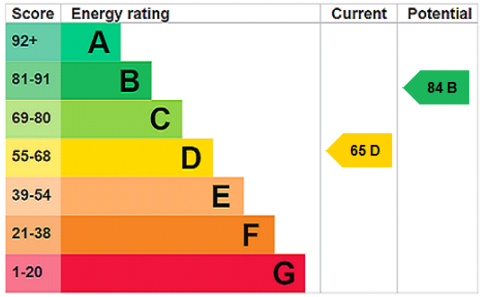












(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Approximate total area(1)

131.6 m²

1417 ft²

Reduced headroom

6.8 m²

73 ft²

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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