

Pine Lea, Bleadon, Weston-super-Mare, North Somerset, BS24 0PU

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Pine Lea, Bleadon, Weston-super-Mare, North Somerset, BS24 0PU

A lovely four bedroom, detached, freehold bungalow for sale, offering an excellent opportunity to put your own stamp on the property. Neatly positioned within a cul-de-sac, the property occupies a superb plot with private front and rear gardens, alongside a private driveway and integrated double garage providing valuable off-street parking. Further benefits include a principal bedroom with ensuite shower room and the advantage of no onward chain.

The accommodation is arranged entirely over one level and briefly comprises an entrance hallway with built-in storage and airing cupboards, leading to the principal reception rooms and bedrooms. The living/dining room features a gas fireplace, bay style window and patio doors opening onto the rear garden, whilst the kitchen/breakfast room offers a range of storage units, worktop space and access to the garden. The property also benefits from a family bathroom with a mains-fed shower over the bath, providing practical facilities for the household.

There are four bedrooms in total, including a principal bedroom complete with built-in wardrobe storage and an ensuite shower room. The remaining bedrooms offer flexibility for family accommodation, guest space or home working, with two currently utilised as a study and office. Externally, the front garden is predominantly laid to lawn with established flowerbeds, mature shrubs and trees, alongside a private tarmac driveway leading to the integrated double garage. The split-level rear garden features a stone-tiled patio, block-paved areas and a raised lawn bordered by established planting, creating a private outdoor space.

Ideally positioned within the popular village of Bleadon, the property enjoys a cul-de-sac setting whilst remaining within reach of local amenities and facilities. The village also provides access to key transport links, making it convenient for reaching neighbouring towns and the wider surrounding area. This bungalow presents an opportunity for buyers seeking single-level living with the added benefit of scope to modernise and create a home to their own requirements.

EPC Rating: C69 | Council Tax Band: E

- **A lovely four bedroom, detached, freehold bungalow for sale**
- **Excellent scope for modernisation**
- **Superb private front & rear gardens**
- **Private driveway and double garage providing valuable off-street parking**
- **Neatly positioned within a cul-de-sac in Bleadon village, within reach to local amenities & key travel links**
- **Benefitting from no onward chain**
- **Ideal for those seeking a lovely setting and single level living**
- **Presented across 1,343 Sq. Ft.**









Accommodation

Entrance
On approach to the entrance of the property you are met with a walkway leading to a UPVC double glazed entrance door.

Hallway
Inviting entrance hallway with UPVC double glazed windows, radiators, built-in storage cupboard housing compartments and hanging rails, built-in airing cupboard housing wall mounted gas fired boiler, skylight, roof access hatch, ceiling lights, doors leading to principal rooms.

Living/Dining Room
Light and bright living and dining space with gas fireplace upon a stone hearth with a stone brick surround and timber mantle, UPVC double glazed bay style window upon timber sill, timber framed single glazed internal windows, radiators, additional UPVC double glazed windows, ceiling lights, UPVC double glazed patio door leading to the private and enclosed rear garden.

Kitchen & Breakfast Room
Tile effect vinyl flooring, range of wooden floor storage units with worktops and matching upstands over, inset composite sink and drainer well positioned under a UPVC double glazed window, space and plumbing for appliances, internal hatch window, space for a freestanding cooker, radiator, tracked ceiling spotlights, ceiling light, UPVC double glazed patio door leading to the private and enclosed rear garden.

Bathroom
Family bathroom with vinyl flooring, low-level WC, wash hand basin over pedestal, panelled bath with mains fed shower over and glass screen, heated towel rail, partially tiled walls, skylight, extractor fan, ceiling spotlight, ceiling light.

Master Bedroom
Master bedroom with radiator, built-in storage wardrobe compartments and hanging rails, UPVC double glazed window, wall lights, ceiling light, door leading to the ensuite shower room.

Ensuite Shower Room
Vinyl flooring, low-level WC, wash hand basin over pedestal, enclosed mains fed shower, heated towel rail, partially tiled walls, skylight, extractor fan, ceiling spotlight, ceiling light. Also benefitting from a fitted storage cupboard, purpose-built to fit the alcove, which will remain at the property.

Bedroom Two
Double bedroom with built-in storage wardrobe with compartments and hanging rails, radiator, UPVC double glazed window, ceiling light.

Bedroom Three
Bedroom currently occupied as a study with radiator, UPVC double glazed window, ceiling light.

Bedroom Four
Bedroom currently used as an office with built-in storage wardrobe with compartments and hanging rails, UPVC double glazed window, radiator, ceiling light.

Outside

Front Garden & Driveway
On approach to the property you are met with a private driveway laid to tarmac. A private front garden mostly laid to lawn with various flowerbeds home to mature bushes, shrubs and tree features occupy both sides of the driveway.

Double Garage
Integrated double garage with an electric up and over entrance door, access to power and electric, a pair of UPVC double glazed windows, space and plumbing for utility appliances, a wall mounted consumer unit, ceiling lights, door leading to the main property.

Rear Garden
Lovely split-level private and enclosed rear garden opening onto a stone-tiled patio with various block-paved areas and two sets of steps rising to a raised lawn. The garden is further complemented by established flowerbeds, mature bushes and shrubs, with a feature stone boundary wall.

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/3bc52fb203bf42629b43d2c330de080f

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

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.































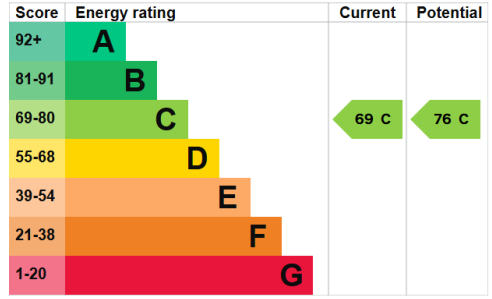




Approximate total area(1)

124.6 m²

1343 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.

GIRAFFE360

Company Registration No. 08744483 VAT No. 173 8517 84

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.

DAVID PLAISTER
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 I info@davidplaister.co.uk I www.davidplaister.co.uk