

Clifton Road, Weston-super-Mare, North Somerset, BS23 1BN

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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David Plaister Ltd are delighted to bring to the market this attractive four bedroom, mid-terraced, freehold family home, offering versatile accommodation arranged over two floors. The property features two reception rooms, including a welcoming living room and a separate dining room, currently utilised as an additional sitting room and home office. Further accommodation comprises a well-appointed kitchen/breakfast room, useful utility room and ground floor shower room, alongside four bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout.

The ground floor provides a welcoming entrance vestibule and hallway, leading through to the reception rooms and kitchen/breakfast room. The kitchen offers a range of fitted storage units and space for appliances, with the adjoining utility room providing further practicality and access to the ground floor shower room. Upstairs, the split-level landing leads to four bedrooms, alongside a family bathroom.

Externally, the property enjoys a front garden with a gated entrance, tiled walkway and raised stone tiled patio enclosed by brick walls. To the rear, a private and enclosed garden enjoys a Southerly facing aspect and offers a variety of seating and entertaining spaces, including raised timber decking, a paved patio and an area laid to lawn with established planting. Further features include a water supply tap, an external power supply and a brick-built shed.

Situated within the South Ward area, the property is conveniently positioned within easy reach of the seafront, local amenities and the town centre, with nearby schools and everyday facilities also within reach. Offering the space and flexibility associated with family living, alongside a well-connected coastal setting, this is an appealing opportunity for purchasers looking to establish themselves within this popular residential area.

EPC Rating: D59 | Council Tax Band: C

- **A lovely four bedroom, mid-terraced, freehold family home**
- **Complete with two reception rooms offering flexible living accommodation**
- **Benefitting from gas central heating & double glazing**
- **Private and enclosed rear garden enjoying a Southerly facing aspect**
- **Well positioned in the South Ward area within easy reach of the seafront, local amenities & the town centre**
- **Ideal for family buyers**
- **Presented across approximately 1,248 Sq. Ft**









Accommodation

Entrance: On approach to the property you are met with a gated entrance to a front garden with a tiled walkway, step up to a stone tiled patio enclosed by brick walls, composite double glazed entrance door leading to the vestibule.

Vestibule: Exposed timber flooring, dado rail, timber framed internal window, ceiling light, door leading to the hallway.

Hallway: Exposed timber flooring, understairs storage space, radiators, dado rail, storage cupboard housing a consumer unit & electric meter, ceiling lights, doors leading to principal rooms.

Living Room: Cosy living room with exposed timber flooring, UPVC double glazed bay style window with fitted storage bench, fireplace, radiator, ceiling light.

Dining Room: Dining room currently occupied as a sitting room and office with radiator, dado rail, ceiling spotlights, ceiling light, UPVC double glazed doors leading to the private and enclosed garden.

Kitchen & Breakfast Room: Wonderful kitchen and breakfast room with timber effect herringbone style laminate flooring, a wide range of wall and floor storage units with worktops and tiled splashback, inset stainless steel sink and drainer with swan neck style tap over, well positioned under a UPVC double glazed window with tiled sill, space and plumbing for appliances, freestanding three burner and hotplate cooker, concealed wall mounted gas fired boiler, UPVC double glazed window, radiator, ceiling spotlights.

Utility Room: Useful utility room with tiled flooring, a selection of fitted storage cupboards, space and plumbing for appliances, heated towel rail, ceiling spotlight, door leading to the shower room, UPVC double glazed patio doors leading to the private enclosed garden.

Shower Room: Tiled flooring, low-level WC, wash hand basin over vanity unit with tiled splashback, enclosed mains fed shower and shower attachment with partially tiled walls, UPVC double glazed window, ceiling light.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing: Split level landing with timber balustrade, dado rail, skylight, roof access hatch, ceiling lights, doors leading to first floor rooms.

Bedroom One: Principal double bedroom with radiator, UPVC double glazed bay style window, ceiling light.

Bedroom Two: Double bedroom with radiator, UPVC double glazed window, ceiling light.

Bedroom Three: Double bedroom with radiator, UPVC double glazed window, ceiling light.

Bedroom Four: Radiator, UPVC double glazed window, ceiling light.

Bathroom: Timber effect laminate flooring, close coupled WC, wash hand basin over vanity unit, panelled bath with mains fed shower over and shower attachment, heated towel rail, tiled walls, UPVC double glazed windows, ceiling spotlights.

Outside

Front Garden: A gated entrance opens to the front garden, with a tiled walkway and a step up to a stone tiled patio enclosed by brick walls. A composite double glazed entrance door leads to the vestibule.

Rear Garden: Private and enclosed rear garden opening onto an area laid to raised timber decking, concrete tile walkway, water supply tap, stone tiled patio with step up to an area laid to lawn with raised flowerbeds home to mature bushes, shrubs and tree features, access to power and electric, seating area laid to stone tiles, steps descend to a brick built shed.

Please Note: 46 Clifton Road has a right of access to cross 44 Clifton Roads rear garden which further leads to the side passage between the terraced dwellings.

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. The title register records a perpetual yearly rentcharge of £4 10s 0d created by a 1901 Conveyance.

Please Note: The property is held under two freehold titles: AV155198 for the main dwelling and AV181641 for land adjoining the property.

Covenants: The title to the additional land contains restrictive covenants relating to trade or manufacture, including the retail sale of alcohol, and to huts, sheds, caravans, houses on wheels or other chattels adapted or intended for use as sleeping accommodation.

360 Virtual Tour:
https://tour.giraffe360.com/2054d809af6e47799c7f7042df2703c3/?lsf=1

3D Floor Plan: https://my.giraffe360.com/3dflp/p1ksoo1

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.

























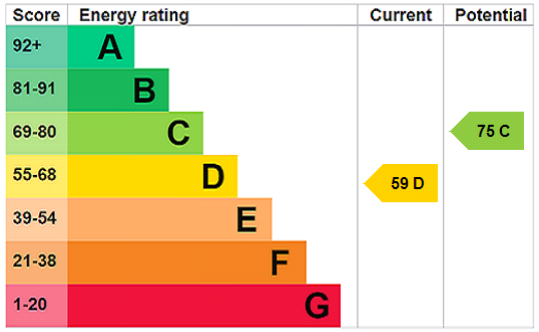












(1) Excluding balconies and terraces

Approximate total area(1)

116 m²

1248 ft²

Reduced headroom

0.3 m²

4 ft²

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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