

Burnham Drive, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9LW

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A two bedroom, semi-detached, freehold bungalow, offered to the market with no onward chain, presenting an excellent opportunity to add your own personal touch. The property provides versatile accommodation with two reception rooms, two bedrooms and a well presented shower room, making it an appealing prospect for those looking to create a home tailored to their own tastes and requirements.

The accommodation begins with an entrance vestibule featuring exposed brickwork, leading into a central hallway with access to the principal rooms. The living/dining room offers a light and bright space, complete with an electric fireplace set within an attractive stone surround and timber mantle, alongside sliding doors opening onto the rear garden. Further reception space is provided by a separate dining room, while the kitchen features a range of wall and floor units, an inset induction hob, eye-level oven and grill, and space for additional appliances.

The bungalow offers two bedrooms, including a double bedroom with a selection of built-in wardrobes and storage compartments. The second bedroom provides further accommodation, while the shower room comprises a walk-in mains-fed shower, wash hand basin set upon a vanity unit and WC. Externally, the property benefits from a shared driveway providing off-street parking, a front garden laid to lawn and a single garage with power and lighting. To the rear, a private and enclosed garden features a patio, lawn, established flowerbeds, mature shrubs and trees, together with a small pond feature.

Excellently positioned in the sought-after area of Bleadon Hill, the property is within reach of Weston-super-Mare, offering a range of local amenities, shops, leisure facilities and seafront attractions. The surrounding area also provides access to local travel links and Bleadon Village, making this an appealing opportunity for buyers seeking a bungalow with no onward chain in a well-regarded location, with scope to modernise and add their own personal touch.

EPC Rating: TBA | Council Tax Band: C

- **A two bedroom, semi-detached, freehold bungalow**
- **Excellent opportunity to make your own mark**
- **Offered with no onward chain**
- **Complete with two reception rooms providing flexible living accommodation**
- **Offered with a private & enclosed rear garden**
- **A shared driveway & private garage providing off-street parking**
- **Excellently located in the sought-after area of Bleadon Hill within reach of Weston-super-Mare, travel links & Bleadon Village**
- **Approximately 1,135 Sq. Ft.**









Accommodation

Entrance
On approach to the property you are met with a shared driveway providing valuable off-street parking, a front garden laid to lawn & step up to a concrete walkway where a UPVC double glazed entrance door is situated.

Vestibule
Tiled flooring, exposed brickwork, ceiling light, timber framed single glazed entrance door leading to the hallway.

Hallway
Radiator, timber framed single glazed internal window, ceiling lights, doors leading to principal rooms.

Dining Room
Currently occupied as a bedroom with a radiator, UPVC double glazed window, ceiling light, partial polycarbonate translucent ceiling panels.

Bedroom One
Double bedroom with a selection of built-in storage wardrobes with compartments and hanging rails, radiator, UPVC double glazed window, ceiling light.

Bedroom Two
Light and bright bedroom with two UPVC double glazed windows, radiator, wall mounted storage units, ceiling light.

Shower Room
Well presented shower room with timber effect laminate flooring, close coupled WC, wash hand basin over vanity unit, walk-in style mains fed shower and shower attachment with glass screen, panelled walls, UPVC double glazed window, built-in airing cupboard housing wall mounted gas fired boiler, radiator, roof access hatch, timber panel ceiling, ceiling light.

Kitchen
Tile effect vinyl flooring, range of wall and floor storage units with worktops and matching splashback, inset composite sink and drainer with swan style tap over, positioned under a UPVC double glazed window, inset four ring induction hob with extraction hood over, eye-level dual oven and grill, space and plumbing for appliances, ceiling lights, UPVC double glazed door leading to the side of the property.

Living/Dining Room
Light and bright living and dining space with electric fireplace complete with stone surround feature and timber mantle, radiators, UPVC double glazed window, ceiling lights, UPVC double glazed sliding door leading to the private and enclosed rear garden.

Outside

Front Garden & Driveway
On approach to the property you are met with a shared driveway providing valuable off-street parking, front garden laid to lawn & a step up to a concrete walkway where a UPVC double glazed entrance door resides.

Please Note
Any maintenance required for the driveway is split with the neighbouring property.

Garage
A single garage with an electric up and over entrance door, access to power and electric, timber framed single glazed window, wall lights, partial polycarbonate translucent ceiling panels, ceiling lights, timber framed single glazed door leading to the private and enclosed rear garden.

Rear Garden
A private and enclosed rear garden opening onto a concrete tiled patio with an area laid to lawn, variety of flowerbeds home to mature bushes, shrubs and tree features, to the side an area laid to gravel, to the rear a walkway leads to small pond feature, the side a timber gate leading to the driveway.

Services
Mains gas, electric, water and drainage.

Heating System
Gas central heating.

Property Information Disclaimer
The property is being sold as part of a deceased estate, and the vendors have limited knowledge and information regarding the history and construction of the extension. No planning permission or building regulations documentation has been made available to the agents. Interested parties are therefore advised to make their own independent enquiries and satisfy themselves as to the necessary consents, approvals and compliance relating to the extension prior to proceeding with a purchase.

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/764ae9778c1c41c594ca321bf8e042c5

3D Floor Plan
https://my.giraffe360.com/3dflp/dnqzcp7

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.























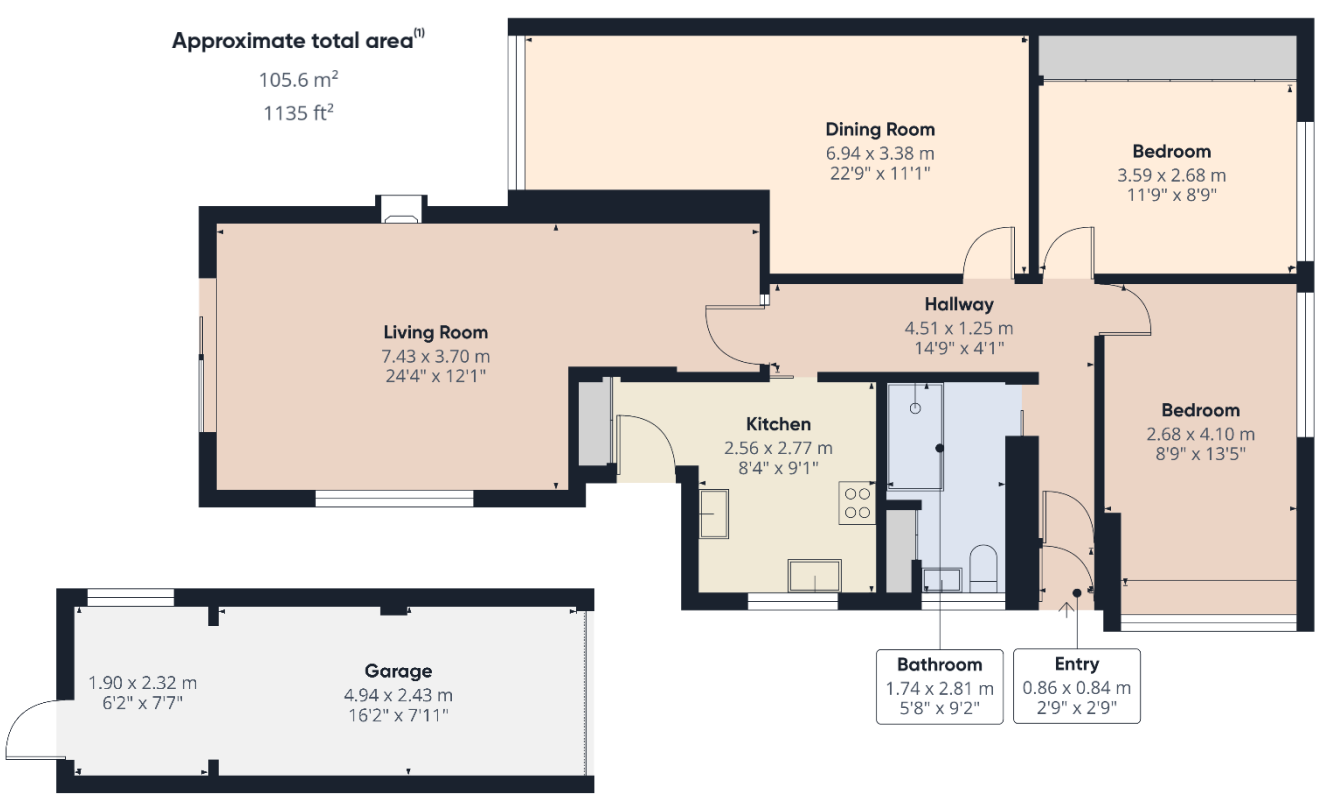












(1) Excluding balconies and terraces

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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