

Hill Road, Weston-Super-Mare, Somerset. BS23 2RY

£350,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Located within a comfortable 10-minute walk of the town centre and seafront, this impressive and generously proportioned Victorian semi-detached residence offers a wealth of flexible living space and exciting potential for a home-and-income arrangement. While the property would benefit from a programme of modernisation and updating, it retains the scale and layout to suit a variety of uses, including a large family home or investment opportunity.

The ground floor accommodation comprises a porch leading into a spacious entrance hallway, providing access to a well-proportioned lounge, a separate breakfast room, a fifth bedroom or additional sitting room offering excellent versatility, shower room and kitchen. The layout allows for adaptable living arrangements to suit individual requirements. To the first floor are four generously sized bedrooms, complemented by a family bathroom, offering ample accommodation for a growing family or guest use.

To the rear of the property are three further rooms, each accessed via their own private entrance and each benefiting from basic en-suite facilities. These rooms present excellent potential for guest accommodation, letting opportunities, or extended family use, subject to any necessary consents.

Externally, the property features off-street parking to the front, providing valuable convenience, while to the rear there is a small, low-maintenance garden area offering an outdoor space to relax. Overall, this substantial period home presents a rare opportunity to acquire a character property in a highly convenient location, with significant scope to enhance and add value

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Large Victorian home
- 4 bedrooms
- 3 separate rooms in the garden with en-suite showers
- Bedroom 5/Sitting room
- Large lounge
- Breakfast room
- Kitchen
- Shower room bathroom
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the porch

### Porch:

Door to the hallway

### Hallway:

Stairs to first floor

### Lounge:

5.67m x 4.40m (18' 7" x 14' 5") Bay window, radiator

### Breakfast room:

4.51m x 3.21m (14' 10" x 10' 6") radiator, opening to the kitchen

### Kitchen:

3.72m x 2.80m (12' 2" x 9' 2") Sink unit, floor and wall units, display cabinets, built in oven and hob, window, door to garden

### Bedroom 5/Sitting room:

4.51m x 4.01m (14' 10" x 13' 2") Window, radiator, wardrobes

### Shower room:

A refitted shower room with walk in Shower cubicle, wash had basin, heated towel rail, window, boiler

### First floor landing:

### Bedroom 1:

4.48m x 4.39m (14' 8" x 14' 5") Window, radiator

### Bedroom 2:

4.52m x 3.37m (14' 10" x 11' 1") Radiator, window

### Bedroom 3:

4.34m x 3.34m (14' 3" x 10' 11") Window, radiator

### Bedroom 4:

3.31m x 3.26m (10' 10" x 10' 8") Radiator, window

### Bathroom:

Bath with shower over, window, radiator

### Garden:

Side access to the rear garden and 3 separate rooms....the garden is laid to patio

### Off street parking:

Parking for 3-4 vehicles

## OUTSIDE ROOMS;

This can be accessed via the side gate and are situated in the rear garden

### Room 1:

3.73m x 2.78m (12' 3" x 9' 1") Radiator, window, opening to the en-suite with shower cubicle, WC, wash hand basin

### Room 2:

3.74m x 2.61m (12' 3" x 8' 7") Radiator, window, opening to the en-suite with shower cubicle, WC, wash hand basin

### Room 3:

3.80m x 3.20m (12' 6" x 10' 6") Radiator, window, opening to the en-suite with shower cubicle, WC, wash hand basin







FLOORPLAN & EPC

