

Park Place, Weston-Super-Mare, Somerset. BS23 2BA

£375,000 Freehold

SOLD STC





## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this incredibly spacious & flexible Four storey townhouse set within a stones throw of Weston-super-Mare seafront & the famous Pier.

Set in a convenient level location just off the Sea Front with views over the 'Water Park' towards the Bay the property is well placed for the Town Centre, Marine Lake and other shopping and leisure facilities.

A 4/5 Bedroom (2 En Suite) Semi Detached Town House with accommodation arranged over 4 floors offering spacious and flexible accommodation. The property has gas central heating, double glazing, double garage and a terraced garden. To the rear of the garden there is access from Upper Church Rd with the option of additional parking for two vehicles. To the front driveway parking for two vehicles leading to the double garage.

Currently configured with four double bedrooms and the option to make five this semi-detached property is set towards the end of a cul-de-sac with other mature properties either side.

In need of renovation throughout to include a full re-decoration, including kitchens, bathrooms, central heating & electrics, the property offers an excellent opportunity to re-create the luxury family home it once was.

This property is sure to attract much attention & we recommend an early viewing in order to fully appreciate this vast property situated in a sought after area.

## FEATURES

- Semi-Detached Town House
- Four/Five Bedrooms
- Set over four floors
- Double Garage & Driveway Parking
- Terraced Gardens to Rear
- Stone Throw from Seafront & Town Centre
- No Chain Complications
- Renovation & Updating Required
- Freehold Property
- Council Tax Band - F
- EPC - E



## ROOM DESCRIPTIONS

### GROUND FLOOR

Entrance to side of property with wooden front door & side panels opening to

Hall:

Radiators. Cloaks cupboard. Feature turning staircase to First Floor and lower Ground Floor via doorway.

Cloakroom:

Low level WC. Pedestal wash hand basin. Radiator. Double glazed window.

Lounge

Fire surround with 'living flame' gas fire. Skirting radiators. TV point. Pair of double glazed french doors to Balcony.

Dining Room;

'Minster' style fire surround. Radiator. Double glazed french doors to Rear Garden. Double glazed window.

Kitchen:

Comprehensive range of wall and base units with work surfaces over. Inset twin bowl single drainer stainless steel sink unit with mixer taps over. Eye level double oven and 4-ring hob. Integrated dishwasher. Space for other appliances. Tiled splashback. Radiator. Double glazed door to Rear Garden. Two double glazed window.

Archway to:

Utility Room:

Radiator. Double glazed door to Rear Garden and double glazed window to rear aspect.

### FIRST FLOOR

First Floor Landing:

Airing cupboard housing lagged hot water tank. Radiator. Staircase to Second Floor.

Bedroom 1:

Range of mirror fronted wardrobes. 2 radiators. Pair of double glazed french doors to Balcony enjoying views towards the sea & famous Pier.

En Suite Bathroom:

Panelled bath with mixer shower over. Low level WC. Pedestal wash hand basin. Bidet. Fully tiled walls. Radiator. Obscure double glazed window.

Bedroom 2:

Full width range of mirror fronted wardrobes. Radiator. Double glazed window to rear aspect.

En Suite Shower Room:

Full width glass shower cubicle with mains powered shower unit. Low level WC. Pedestal wash hand basin. Tiled walls & floor. Chrome ladder style radiator. Obscure double glazed window.

### SECOND FLOOR

Landing

Useful store cupboard. Doors to all rooms. Skylight window flooding the area with natural light.

Bedroom 3:

Twin double glazed windows to front aspect & enjoying far reaching views toward the sea. Range of fitted mirror fronted wardrobes. Radiator.

Bedroom 4:

Rear aspect double glazed windows. Range of fitted mirror fronted wardrobes. Radiator

Kitchen 2

Range of base & eye level units. Double glazed window. Radiator. Stainless steel sink & drainer. Could be suitable as bedroom five.

Bathroom: Panelled bath with mains operated shower over. Low

level WC. Pedestal wash hand basin. Fully tiled walls. Radiator. Obscure double glazed window.

### LOWER GROUND FLOOR

Inner Hall:

Understairs cupboard. Personal door to Garage. Range of kitchen base units.

Utility Room:

Single drainer stainless steel sink unit with cupboards under. Plumbing for an automatic washing machine. 'Ideal Mexico' gas fired boiler providing central heating and hot water.

Store Room:

Internal room

Double Garage:

With electronic up and over door, power and light. Workbench.

### OUTSIDE

Driveway with off street parking leading to double garage. Path & steps to side access & front door.

Rear Garden.

A super garden laid over three levels with the lower area laid to patio. Pedestrian access to front. Middle Terrace laid to patio with screen hedging. Higher Terrace with vehicular access to the rear with potential for additional parking.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property







# FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**  
 3030.7 ft<sup>2</sup>  
 281.56 m<sup>2</sup>

**Reduced headroom**  
 31.71 ft<sup>2</sup>  
 2.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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