

Upper Bristol Road, Weston-Super-Mare, Somerset. BS22 8BZ

£250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the ever-popular Upper Bristol Road, this delightful three-bedroom semi-detached house offers a wonderful opportunity to acquire a spacious and versatile family home in one of Weston-super-Mare's most sought-after residential areas. Set on the desirable Weston Hillside, this home enjoys a peaceful yet convenient position close to local amenities, schools, and transport links. As you approach the property, you are greeted by a gated driveway that provides access to the charming front garden and the main entrance. Stepping inside, you are welcomed into a spacious entrance hall, offering access to the main ground floor living areas. The living room is a bright and airy space with ample room for comfortable seating and family gatherings. Adjacent to this is a separate dining room, ideal for entertaining guests or enjoying family meals. The kitchen is located at the rear of the property and offers a practical layout with plenty of storage and worktop space, with scope for future modernisation. Upstairs, the home offers three well-proportioned bedrooms, each filled with natural light and enjoying pleasant views of the surrounding area. The family bathroom is also located on this level and provides a functional suite, with potential for modern upgrades to suit your personal taste. Outside, the property continues to impress with both front and rear gardens, perfect for outdoor relaxation, gardening, or family play. To the rear of the home, you'll find a double garage which is currently being used as a dojo-style gym, but could easily be repurposed for a variety of uses such as a home office, studio, workshop, or additional storage space. This unique feature adds great versatility and value to the property.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House on Hillside Location
- Three Bedrooms
- Double Garage
- Parking in Front of Garage
- UPVC Double Glazing & Gas Central Heating
- Two Reception Rooms
- Rear and Front Gardens



## ROOM DESCRIPTIONS

### Entrance

Driveway leading to main front door opening to;

### Entrance Hall

Access to upstairs via staircase, doors to living room, dining room and kitchen, radiator and storage cupboard.

### Dining Room

9' 6" x 13' 1" (2.90m x 3.99m) UPVC double glazed window to front aspect, radiator.

### Living Room

12' 6" x 12' 11" (3.81m x 3.94m) UPVC double glazed bay windows to front aspect, radiator and fire place.

### Kitchen

8' 6" x 14' 0" (2.59m x 4.27m) UPVC double glazed door to rear aspect along with UPVC double glazed windows, range of wall and base units inset sink and drainer with mixer taps over, integrated gas hob and eye level oven, space for fridge freezer and space and plumbing for dish washer, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

10' 2" x 11' 11" (3.10m x 3.63m) UPVC double glazed windows to front, built in up and over wardrobes and storage, radiator

### Bedroom Two

9' 4" x 13' 0" (2.84m x 3.96m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m) UPVC double glazed window to rear aspect, radiator

### Bathroom

4' 7" x 5' 11" (1.40m x 1.80m) UPVC double glazed obscure windows to side aspect, low level WC, vanity wash hand basin and bath with shower over, radiator.

### Rear Garden

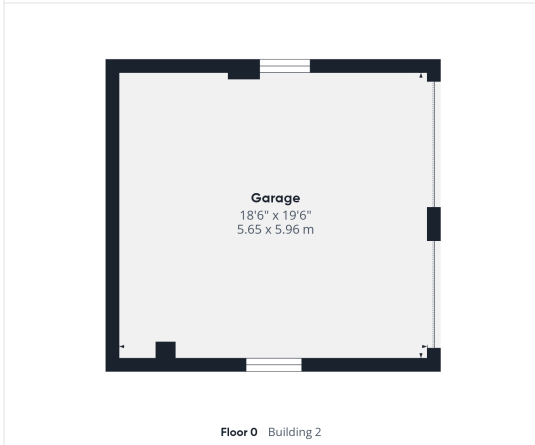
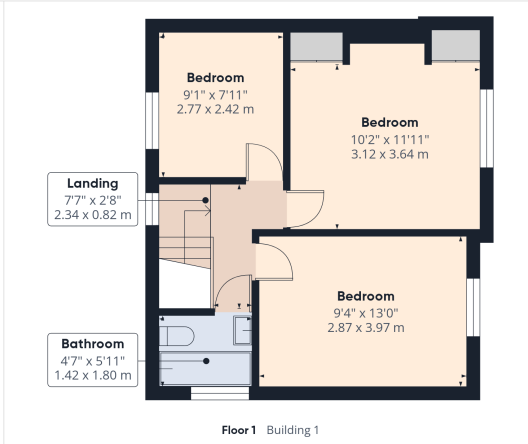
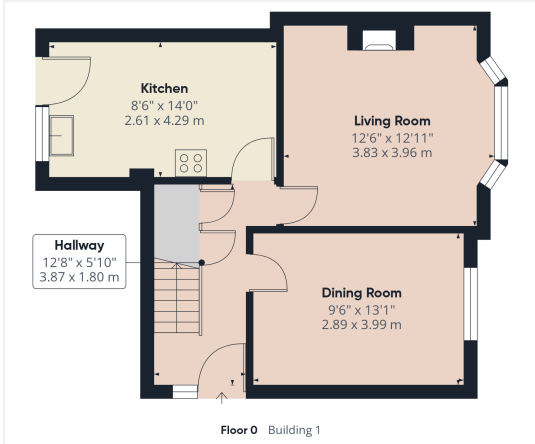
Mainly laid to lawn with patio area, gate to driveway

### Double Garage

18' 6" x 19' 6" (5.64m x 5.94m) Great sized garage with two up and over doors and window to side aspect, the garage is currently being used as a dojo gym ( Please see pictures) it also has many other uses, with parking in front.



# FLOORPLAN & EPC



**HOUSE FOX**  
THE FAIRER FEES ESTATE AGENT

Approximate total area<sup>(1)</sup>  
1240 ft<sup>2</sup>  
115.1 m<sup>2</sup>

(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.

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