

St Pauls Road, Weston-Super-Mare, Somerset. BS23 4AE

£450,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS....proudly presents this spacious Victorian family home, just a short walk from the seafront and local parks.

Blending historic charm with modern updates, this four-bedroom property offers generous family accommodation, featuring an inviting entrance porch and hallway, a bright lounge with a bay window, a formal dining room, and a beautiful, newly updated kitchen (2023) that's perfect for entertaining. The ground floor also includes a convenient shower /utility room. Upstairs, the home's ample space continues with four bedrooms and a family bathroom.

Thoughtfully updated with double-glazed windows (replaced in 2023) and gas central heating, this home ensures comfort throughout the seasons. Outside, an expansive garden provides a wonderful space to relax or enjoy a summer BBQ and if you have a hot tub or want to be more sheltered there is a under covered area.

A personal door to the divided garage offers handy storage options. With its lovely garden, proximity to the sea, and family-friendly layout, this property is a fantastic opportunity—call House Fox Estate Agents today!

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached Victorian home
- 4 bedrooms
- Kitchen fitted in 2023
- Bathroom replaced in 2023
- Downstairs Utility/Shower room
- Lovely size rear garden
- Double glazing replaced in 2023
- Walking distance of parks and sea front
- EPC-D



ROOM DESCRIPTIONS

Main front door to the entrance porch

Entrance porch:

Door to the hallway, feature flooring

Hallway:

Stairs rising to the first floor

Lounge:

4.34m x 3.90m (14' 3" x 12' 10") Feature double glazed bay window, radiator

Dining room:

3.91m x 3.82m (12' 10" x 12' 6") Double glazed window, radiator

Kitchen/breakfast room:

6.52m x 3.10m (21' 5" x 10' 2") A beautiful kitchen which was fitted in 2023 from the Bloomsbury Collection by Mastecclass....Sink unit, a range of matching modern floor and wall units, organic white Quartz worktops, 3 double glazed windows, Siemens induction hob, Siemens integrated dishwasher, 2 integrated Siemens ovens, Caple integrated fridge, Caple integrated freezer, double glazed double doors to the garden, door to the utility/shower room

Utility room/shower room:

2.58m x 2.42m (8' 6" x 7' 11") Refitted in 2023....Again from the Bloomsbury collection by Masterclass, Sink unit, a range of floor units, enclosed WC, Bosch washing machine and tumble dryer, 2 double glazed windows, spotlights, SHOWER CUBICLE

First floor landing

Split level, and is large enough to put a couple of chairs, or a desk

Bedroom 1:

4.10m x 3.76m (13' 5" x 12' 4") Double glazed bay window, radiator

Bedroom 2:

3.90m x 3.85m (12' 10" x 12' 8") Radiator, double glazed window

Bedroom 3:

4.43m x 3.06m (14' 6" x 10' 0") Radiator, double glazed window

Bedroom 4:

3.06m x 2.11m (10' 0" x 6' 11") Radiator, double glazed window

Bathroom:

Replaced in 2023....Bath, feature wash hand basin, WC, heated towel rail, double glazed window

Garage:

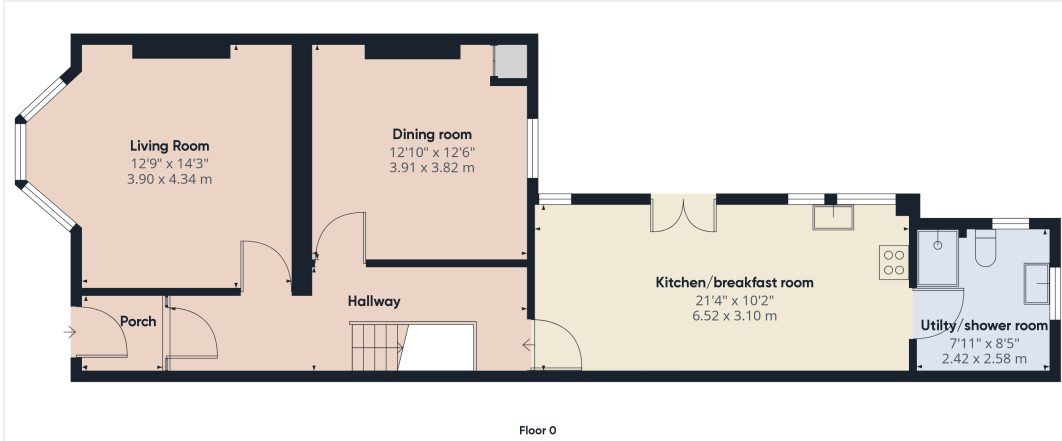
This is to the rear of the property, and the current seller has split it into 2, so now forms a workshop and storage, there is a personal door from the garden

Rear garden:

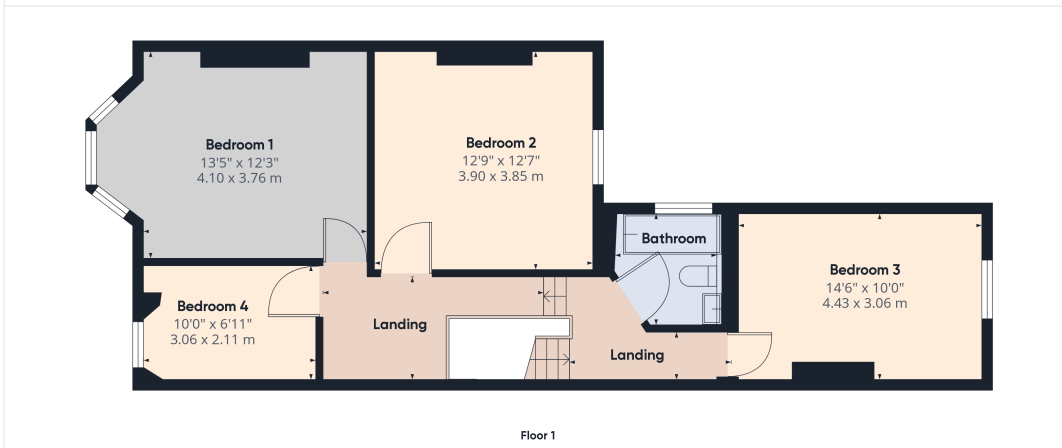
A great size, perfect for entertaining.....Lawn area, patio area, covered bar area, plus a superb covered area, perfect for a hot tub, or table and chairs to enjoy the later part of the evening



FLOORPLAN & EPC



Approximate total area⁽¹⁾
 1474.03 ft²
 136.94 m²



(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

