

Poplar Cottage, Ebdon Road, Weston-Super-Mare, Somerset.

BS22 9NY

£597,500 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... If you're seeking a blend of countryside charm and accessibility without feeling secluded, this charming character home effortlessly strikes that balance. Positioned on the outskirts of Weston super Mare in the Wick St Lawrence area, this spacious 4-bedroom residence offers convenient proximity to motorways, local amenities, schools, and transportation services. This semi-detached period home exudes character at every corner, boasting generously proportioned rooms ideal for family life. Additionally, it includes an annex building currently utilized as treatment rooms. Outside, the property features mature, well-maintained gardens both at the front and rear, spanning approximately one-third of an acre. Noteworthy are the expansive outbuildings and garages/workshops, presenting various opportunities for those who work from home or require space for independent relatives. Offered with no onward chain.

### FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Character Property with Annexe
- Garage and Workshop
- Beautiful Large Gardens
- No Onward Chain
- Energy Rating B
- Sought After Location
- Ample Parking
- A Must See
- Four Bedrooms



## ROOM DESCRIPTIONS

### Entrance

Paved pathway leading to UPVC double glazed door opening into porch with door through to;

### Entrance Hall/Inner Hallway

Two storage cupboards, UPVC double glazed window to front, radiator and period features, door through to;

### Living Room

18' 11" x 11' 0" (5.77m x 3.35m) UPVC double glazed windows to front aspect, curved staircase taking you to bedroom one, beautiful log burner fire place, radiators and opening through to;

### Dining Room

21' 1" x 8' 10" (6.43m x 2.69m) UPVC double glazed french doors to rear garden, UPVC double glazed windows to rear aspect, stain glassed window to side, radiator and door through to;

### Inn Hallway

6' 11" x 7' 11" (2.11m x 2.41m)

### Downstairs Cloakroom

7' 0" x 8' 0" (2.13m x 2.44m) UPVC double glazed windows to both sides, low level WC, vanity wash hand basin with storage under, wall mounted boiler and additional storage cupboard.

### Kitchen

12' 10" x 12' 3" (3.91m x 3.73m) UPVC double glazed door to rear garden, UPVC double glazed windows with rear aspect, range of wall to base units inset sink and drainer with mixer taps over, space for cooker, integrated fridge and freezer,

### Stairs Rising to First Floor Landing

### Bedroom

10' 7" x 18' 4" (3.23m x 5.59m) UPVC double glazed windows to both sides, built in wardrobes, radiators and staircase taking you downstairs to living room

### Bedroom

8' 8" x 12' 9" (2.64m x 3.89m) UPVC double glazed window to front aspect, radiator.

### Bedroom

8' 5" x 7' 8" (2.57m x 2.34m) UPVC double glazed window to front aspect, radiator.

### Bedroom

7' 0" x 10' 9" (2.13m x 3.28m) UPVC double glazed window to front aspect, radiator.

### Bathroom

7' 1" x 11' 3" (2.16m x 3.43m) UPVC double glazed obscure window to side aspect, paneled corner bath with hand held shower attachment, low level WC, pedestal wash hand basin, fully enclosed shower cubicle with fitted shower attachment.

### Garage

15' 5" x 25' 1" (4.70m x 7.65m) Up and over garage door to front aspect, power and lighting, storage cupboard and storage above.

### Potential Annex/Outbuilding/Workshop

Inner Hallway, door to two more additional rooms.

### Room One

14' 2" x 9' 4" (4.32m x 2.84m) UPVC double glazed windows to side and rear aspect, door to side driveway.

### Room Two

8' 10" x 10' 10" (2.69m x 3.30m) UPVC double glazed window to side aspect, door to;

### Hallway

4' 11" x 12' 5" (1.50m x 3.78m) UPVC double glazed window to side aspect, radiator.

### WC/Cloakroom

Low level Wc, wash hand basin

### Rear Garden

Great sized enclosed rear garden mainly laid to lawn with trees, shed, and patio area, very private and perfect for family gatherings.

### Front Garden

Front garden mainly laid to lawn with beautiful plants and shrubs bordering, gate to front and access to driveway

### Driveway

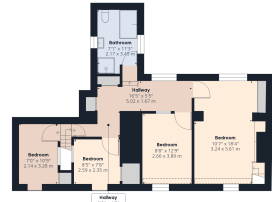
Parking for up to seven cars



# FLOORPLAN & EPC



Floor 0 Building 1



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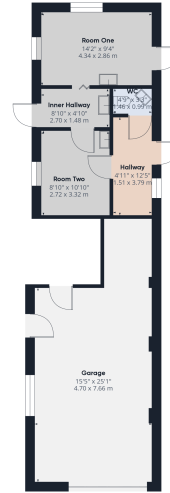
Approximate total area\*  
 1583.43 sq ft  
 147.11 m<sup>2</sup>  
 Reduced headroom  
 82.32 sq ft  
 3.02 m<sup>2</sup>

(\*) Excluding balconies and terraces

□ Reduced headroom (below 1.52m/5ft)

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

GRAFFITI 360



Floor 0 Building 2



Approximate total area\*  
 801.72 sq ft  
 74.48 m<sup>2</sup>

(\*) Excluding balconies and terraces

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GRAFFITI 360