

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

£410,000 Freehold

FOR SALE



 **HOUSE FOX**
ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate agents are pleased to offer this generously sized period terraced house to the open market, set in the popular Southward area with access to local parks, shops and local doctors surgery & within an easy level walk to the seafront. It also offers close links to Weston Train Station via a regular bus route.

In brief the well presented & updated accommodation consists: entrance lobby, hallway, lounge through dining room, third reception room, extended kitchen/breakfast room with utility room off plus a luxury downstairs shower room.

Upstairs, off the spacious landing there are four bedrooms plus a family bathroom.

Outside to the rear a level garden mostly laid to lawn & to the front a block paved driveway suitable for parking three vehicles.

In summary, this super period property is sure to attract much interest & we recommend an early viewing in order to fully appreciate this versatile & spacious family home has to offer.

FEATURES

- Period Terraced Home
- Extended & Upgraded By Current Owners
- Four Bedrooms
- Three Reception rooms
- Period Features
- Downstairs Shower Room + 1st Floor Bathroom
- EPC - TBC
- Spacious & Flexible Accommodation
- Excellent Decorations + Finishings
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Entrance Lobby

UPVC double glazed entrance door with part leaded light stained glass to upper section open to entrance lobby with part original tiled flooring, half tiled walls, coved ceiling, picture rail. Modern composite high security door with twin light panels opens to:

Hallway

Gracious 'T' shape hall with doors to all principle rooms. Striking & incredibly hardwearing Porcelain wood effect tiled floor, double radiator, coved ceiling, picture rail, dado rail, part panelled walls, two useful understair storage cupboards.

Lounge

UPVC double glazed south facing bay window to front, coved ceiling, picture rail, dimmer switch, feature, probably original, Walnut fireplace with marble inset and hearth housing Living Flame coal-effect gas fire, radiator, TV point, telephone point. Wide square opening to Dining Room .

Dining Room

Double glazed double doors and top light to rear garden, feature marble fireplace, radiator, coved ceiling, picture rail, built-in Fieldhouse Oak fitted cupboards to both recesses and serving hatch to the kitchen.

Reception Room Three

Double glazed south facing window to front, Edwardian style fireplace with believed to be Welsh Slate, cast and tiled inset, tiled hearth, coved ceiling, picture rail, dimmer switch, radiator.

Kitchen/Breakfast Room

Range of double and single wall cupboards finished in Cream, corner display unit, wine rack, single drainer 1.5 bowl polycarbonate sink unit with mixer tap over, cupboard under, range of double and single base cupboards and drawers, 2 deep pan drawers, corner base display unit, Hotpoint eye-level electric oven and grill, former chimney breast fitted with Hotpoint 5-ring gas hob + extractor hood and light over, plumbing for dishwasher, space for tumble dryer, double radiator, feature Porcelain tiled floor, recessed spotlights, UPVC double glazed window to rear & door to Utility room. Ample space for table & chairs.

Utility Room

Double glazed door to rear garden, tiled flooring, single drainer stainless steel sink unit with base cupboard and double wall cupboards matching the kitchen, roll edged worktops, tiled surrounds, space for fridge/freezer, space and plumbing for washing machine, wall mounted WORCESTER gas fired boiler, loft access.

Shower Room

Modern white suite comprising corner shower cubicle with mains mixer shower unit, curved glazed sliding screen, feature over-size oblong vanity wash hand basin with mixer tap over & 2 storage drawers under, low-level WC, chrome heated towel rail. Tiled floor & fully tiled walls, 2 wall lights.

Landing

Doors to all rooms, loft access, borrowed ceiling light window.

Bedroom One

Range of built-in single and double part mirrored Fieldhouse wardrobes with two double and one single overhead storage cupboards, UPVC double glazed window to front, radiator.

Bedroom Two

Edwardian style cast fireplace, radiator, coved ceiling, double glazed window to front.

Bedroom Three

Double glazed window to rear, Edwardian style cast fireplace, radiator, dado rail, vanity wash hand basin with cupboard below.

Bedroom Four

Double glazed window to rear, radiator, coved ceiling, dado rail.

Bathroom

Modern white suite comprising panelled bath with mains mixer shower over, glazed folding screen, vanity wash hand basin with mixer tap over and double cupboard under, low-level WC, range of built-in cupboards, chrome ladder style radiator, tiled floor with underfloor heating, tiled walls, extractor fan and obscure double glazed window to rear.

Rear Garden

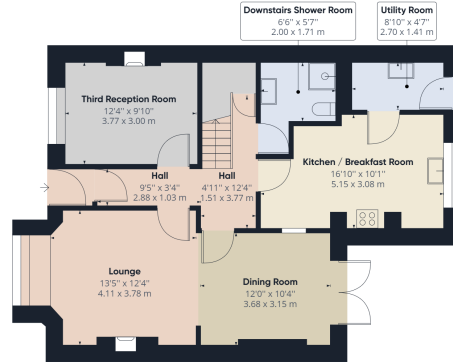
Mostly laid to lawn with concrete path & paved patio area. Metal shed, rear personal access gate.

Front

Block paved driveway suitable for parking three vehicles.



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1404.34 ft²
 130.47 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.

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