



Hobbs & Webb

WALLISCOTE ROAD
Weston-super-Mare, BS23 1XE

Price £750,000



*** LARGE FAMILY HOME WITH TWO BEDROOM BASEMENT FLAT *** This elegant five bedroom Victorian detached house, nestled conveniently just a five minute stroll from Weston train station, seafront and town centre, offers a perfect blend of classic charm and modern convenience. The property boasts a versatile two bedroom basement flat, ideal for an independent relative or as a lucrative rental opportunity.

Internally, the residence welcomes you with an entrance vestibule, leading to a well-appointed ground floor shower room and providing access to the entrance hall. To the front of the property are two beautiful reception rooms with bay windows, further reception room and spacious kitchen/breakfast room. Additional amenities include utility room and boot room. The grand staircase enjoys a split level where you can find a separate WC. The landing provides access to all five bedrooms (fifth bedroom currently being used as a dressing room) and a large bathroom.

Externally, the property is approached via five bar wooden gate leading to a block-paved driveway, accommodating multiple vehicles, while the well maintained and private rear garden offers a tranquil retreat.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
<small>EU Directive 2002/91/EC</small>		

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Entrance Porch

Outside light, timber door and glazed top light to.

Entrance Vestibule

Coved ceiling, inner half etched glazed door and etched and stain glazed side panels and top light to.

Entrance Hall

22'0" x 7'0" (6.71m x 2.13m)

Including Stairs, coved ceiling, ceiling rose, radiator.

Lounge

19'10" into bay x 14'2" (6.05m into bay x 4.32m)

Coved ceiling ceiling rose and picture rail, wired for wall light, Upvc double glazed westerly facing bay window with shutters to the front and further Upvc double glazed window with shutters to the side, Minster style fire place with wood burner, 2 radiators, T.V. and telephone points.

Dining Room

19'1" bay x 14'3" (5.82m bay x 4.34m)

Coved ceiling ceiling rose and picture rail, Upvc double glazed westerly facing bay window to front again with shutters, 2 radiators, Minster style fireplace with open fire with grate.

Boot Room

7'7" x 7'0" (2.31m x 2.13m)

2 single glazed windows to side, door leading to under stair storage cupboard.

Sitting Room

14'6" x 12'6" (4.42m x 3.81m)

A dual aspect room with Upvc double glazed windows to side and rear with shutters, coved ceiling ceiling rose and picture rail, wood burner with fire surround, recess with built in double base storage cupboard, telephone point, radiator and door to.

Kitchen

18'6" x 14'7" (5.64m x 4.45m)

Including pantry with marble work surface, window to side and tiled floor. The kitchen itself has coved ceiling, timber sash windows to side and rear, tiled floor and radiator. The kitchen is fitted with a island unit with timber work top with inset one and half bowl sink with mixer tap over, double storage cupboard and wine rack below. In addition to the island unit there are an extensive range of double and single wall cupboards with concealed lighting under and including 2 single glass fronted display units with drawers below. Timber work tops with double and single base cupboards and drawers below, integrated fridge, space for range cooker, larder style unit housing Valliant gas fired boiler providing hot water and central heating for main house and flat below, door to.

Utility Room

10'11 x 10'4" (3.33m x 3.15m)

Single glazed sash window to rear, glazed door to side, radiator, double Belfast sink with mixer tap over and tiled splash back , work tops with 2 base cupboards below, plumbing for washing machine, tiled floor.

Down stairs Shower room

10'4" x5'8" including shower (3.15m x1.73m including shower)

White suite of pedestal wash hand basin with tiled splash back, low level W.C., tiled shower cubicle with electric shower, tiled floor, radiator, timber single glazed window to side.

From entrance hall spindled balustraded stair case to half landing with single etched and stain glazed window to side, door to.

Cloakroom

Timber sash window, low level W.C., wash hand basin with tiled splash back, tiled floor.

Further stairs up from half landing to.

First floor landing

Coved ceiling. Walk in airing cupboard 6'9" x 3'8"(2.06m x 1.12m) with hot water tank and loft access.

Bedroom 1

16'2" x 14'2" (4.93m x 4.32m)

Coved ceiling, Upvc double glazed windows to front and side, sink with splash back, 2 radiators, fire place with timber surround and mantle cast iron inset with fire grate and tiled hearth.

Bedroom 2

16'2" 14'3" (4.93m 4.34m)

Coved ceiling, Upvc double glazed window to front, 2 radiators, fireplace with timber surround and mantle cast iron inset and tiled hearth, exposed floor boards.

Bedroom 3

14'6" x 13'5" (4.42m x 4.09m)

Timber sash window to rear, wash hand basin with splash back, radiator, exposed floor boards, fire place with timber surround and mantle cast iron inset and stone hearth.

Bedroom 5

9'8" x 7'1" (2.95m x 2.16m)

Currently a walk in wardrobe with timber sash window to side and radiator.

Inner landing area leading to.

PROPERTY DESCRIPTION

Bedroom 4

14'7" x 10'3" (4.45m x 3.12m)

Upvc double glazed window to rear, radiator, cast iron fire place, exposed floor boards.

Bathroom

11'0" x 10'5" (3.35m x 3.18m)

Upvc obscure double glazed window to rear, coved ceiling, fire place with grate and cast iron surround, Victorian style radiator with heated towel rail. The bathroom is fitted with a free standing Victorian style roll top bath, pedestal wash hand basin with tiled splash back, low level W.C., double size tiled walk in shower unit with glazed screen and mains mixer shower unit with drencher head and separate hand held shower attachment.

Separate Flat

Outside light and Upvc double glazed door to.

Kitchen

13'9" x 12'9" (4.19m x 3.89m)

8 Recessed spot lights, Upvc double glazed window to side, radiator, fitted with wall units, larder style unit, base cupboards and drawers with work tops over, tiled surrounds, space for fridge and freezer, electric cooker point with extractor hood and light over. Archway to.

Kitchen preparation / utility area

16'3" x 4'11" (4.95m x 1.50m)

Single bowl single drainer sink with mixer tap over and cupboard under, plumbing for washing and slimline dishwasher, glass fronted wall cupboard, work tops with tiled splash backs, part tiled floor.

Lounge

18'0" bay to 15'6" x 13'2" (5.49m bay to 4.72m x 4.01m)

Upvc double glazed windows to front and side, radiator, wood burner with tiled surrounds and stone hearth.

L shaped store room / occasional bedroom

11'10E" x 3'1" (3.61mE" x 0.94m)

Upvc double glazed window to side.

Bedroom

12'8" bay to 10'0" x 13'0" plus entrance area (3.86m bay to 3.05m x 3.96m plus entrance area)

Upvc double glazed windows to front and side, radiator, 4 recessed down lighters, wired for a wall light. From bedroom door to.

Walk in wardrobe, internal office

8'11" x 5'2" (2.72m x 1.57m)

Bathroom

Spot lights, extractor, fitted with suite of panelled bath with shower back to walls, shower cubicle with shower back and mains mixer shower unit, vanity wash hand basin with mixer tap over and double cupboard under, low lever W.C., tiled surrounds, radiator.

Outside

The front garden is enclosed by local limestone walling and timber fencing, approached via 5 bar double timber gates to block paved driveway providing parking for numerous vehicles, the front garden is laid to block paving providing further parking and turning area as well chipping stone bed with flower and shrub borders. The driveway leads to the rear garden which measures approximately 51'0" x 42'0" (15.54m x 12.80m), with 2 tiers of timber decking providing seating areas, with outside tap and lighting, blue slate bed with timber pergola providing further seating area, the remainder of the garden is laid to a good size area of level lawn with flower and shrub borders. To the north side of the house a pathway from front to rear provides a useful storage area.

Material Information.

Additional information not previously mentioned

- Mains electric,
- Mains water supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage via mains drainage Bristol Wessex water
- Broadband via fibre to the cabinet

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





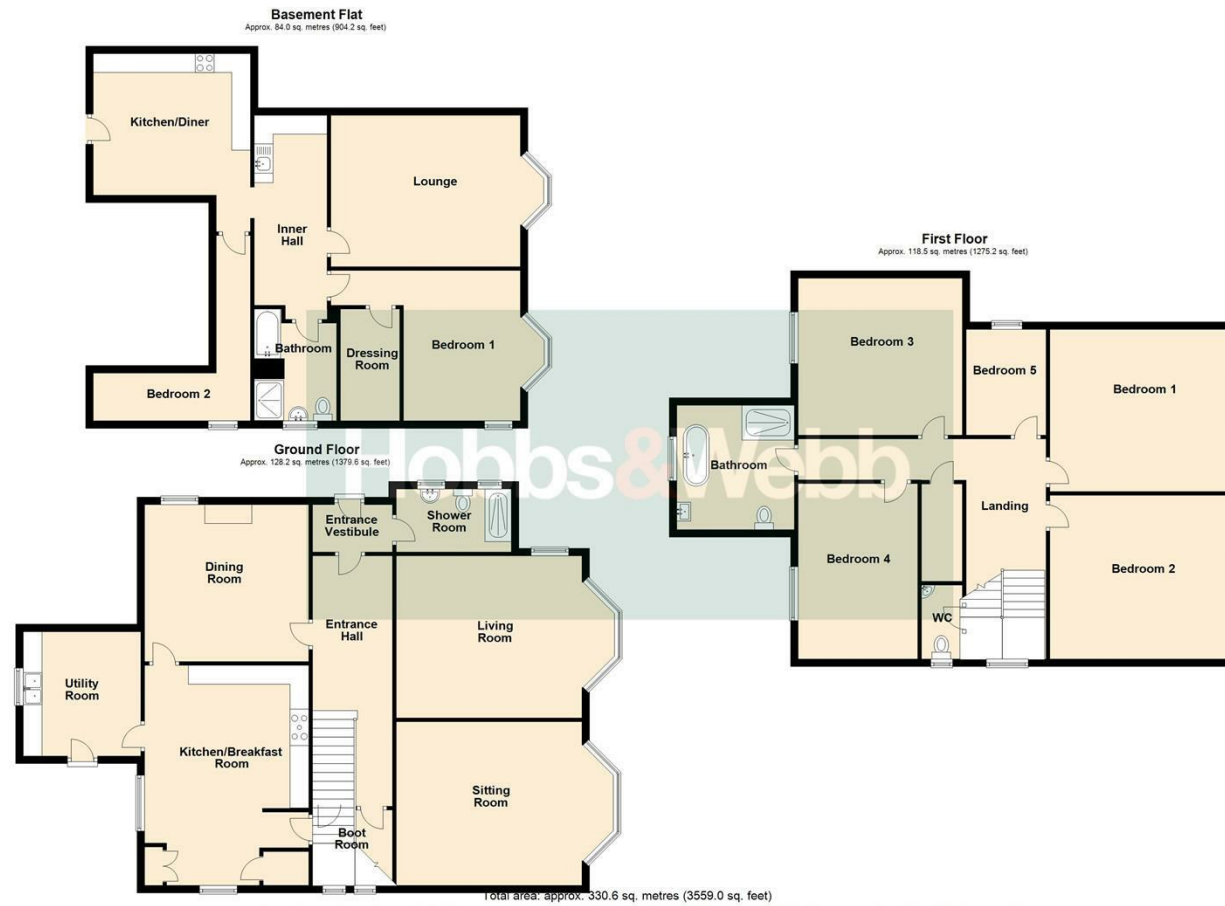












Total area: approx. 330.6 sq. metres (3559.0 sq. feet)
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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.