



## 19 ELLENBOROUGH CRESCENT

Weston-Super-Mare, BS23 1XL

Price £449,500

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* ABUNDANCE OF POTENTIAL WITH ENDLESS POSSIBILITIES \* A unique opportunity to acquire this Grade II listed property built in 1863, which occupies a prestigious position in Ellenborough Crescent with views over the park opposite and the sea front. Boasting an array of options to be crafted back into one family dwelling, dual occupancy for multi-generational living, separate flats for a generous income (subject to planning) and more! A property that can only be appreciated in person and to see the potential for yourself.

## Situation

0.3 miles – Sea Front

0.6 miles – Weston Boulevard

0.3 miles – Weston Train Station

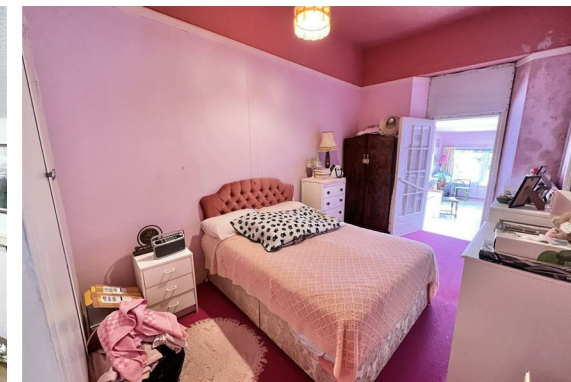
All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Front Garden

Wrought iron gates and partial wall opening to the front garden that is mostly laid to lawn with plants and shrub border, a pathway which leads to an impressive and original front door.

## Entrance Vestibule

Two internal doors, one opening to stairs that rise to the first floor landing, the other opens to;

## Inner Hall

Door opening to;

## Hallway

19'6" x 7'7" (5.94m x 2.31m)

Under-stair storage cupboard, telephone point and doors to;

## Lounge

17'0" x 11'5" (5.18m x 3.48m )

Feature wooden frame 'Sash' window to front with original wooden shutters, gas fireplace and picture rail.

## Sitting Room

16'4" x 10'5" (4.98m x 3.18m)

Rear door opening to the kitchen/dining room, feature fireplace with surround, picture rail, radiator and stairs to;

## Hobby Room

15'9" x 7'0" (4.80m x 2.13m)

A versatile room that would lend itself as a hobby/craft room with power and lighting.

## Bedroom/Reception Room

16'2" x 8'11" (4.93m x 2.72m)

Door to rear opening to the kitchen/dining room, radiator and picture rail.

## Kitchen/Dining Room

20'6" x 16'4" max (6.25m x 4.98m max)

Window to rear overlooking the garden, two skylights, the kitchen comprises a range of eye and base level units with worktop space over, inset stainless steel sink with adjacent drainer and tap over, space and plumbing for gas cooker, fridge/freezer and washing machine, pantry cupboard and tiled flooring, ample space for dining table and chairs, radiator, door to the basement rooms and rear door to;

## Rear Hall

Door opening to the garden and door to;

## Bathroom One

7'11" x 6'5" (2.41m x 1.96m)

Window to side, suite comprising low level WC, hand wash basin and panelled bath, wall mounted gas central heating boiler and airing cupboard housing the hot water tank.

## First Floor Landing

Stairs rising to the first floor landing and doors to;

## Shower Room

Shower cubicle and low level WC.

## Bedroom One

16'11" x 9'7" (5.16m x 2.92m)

Feature wooden frame 'Sash' window to front with original wooden shutters, feature picture rail and coving and gas fireplace.

## Bedroom Six

16'7" x 8'11" (5.05m x 2.72m)

Feature wooden frame 'Sash' window to front with original wooden shutters, feature picture rail and coving.

# PROPERTY DESCRIPTION

## Bedroom Four

16'1" x 10'2" (4.90m x 3.10m)

Rear window, sink set into storage unit, feature picture rail and coving.

## Kitchenette One

12'2" x 4'11" (3.71m x 1.50m)

Window to rear and base units with inset sink.

## Bathroom Two

17'7" x 3'11" (5.36m x 1.19m)

Window to rear, suite comprising low level WC, hand wash basin and panelled bath.

## Second Floor Landing

Large ceiling window, partition wall with window and door opening to the landing, loft access and doors to;

## Bedroom Two

17'1" x 9'8" (5.21m x 2.95m)

Feature wooden frame 'Sash' window to front.

## Bedroom Three

17'0" x 8'10" (5.18m x 2.69m)

Feature wooden frame 'Sash' window to front and gas heater.

## Bedroom Five

16'2" x 9'8" (4.93m x 2.95m)

Window to rear and sink set into storage unit.

## Bathroom Three

16'6" x 4'2" (5.03m x 1.27m )

Window to rear, suite comprising low level WC, hand wash basin and panelled bath with water heater above.

## Kitchenette Two

16'6" x 5'4" (5.03m x 1.63m)

Double glazed window to rear, base units with inset sink and taps over.

## Basement Room One

15'6" x 8'10" (4.72m x 2.69m)

Steps leading down from the kitchen/diner, a restricted height space with power and lighting, archway to;

## Basement Room Two

8'10" x 7'3" (2.69m x 2.21m)

A restricted height space with power and lighting, archway to;

## Basement Room Three

16'1" x 8'8" (4.90m x 2.64m)

A restricted height space with power and lighting, door opening to the front of the property with steps up to the front garden.

## Rear Garden

Enjoying a southerly facing aspect, the rear garden is enclosed to both sides by quarried stone walls, mostly laid to lawn with mature trees, shrubs and plants. To the rear of the garden are gates opening to the road behind and courtesy door to;

## Garage

17'5" x 9'2" (5.31m x 2.79m)

Door to the front and rear courtesy door to the garden.





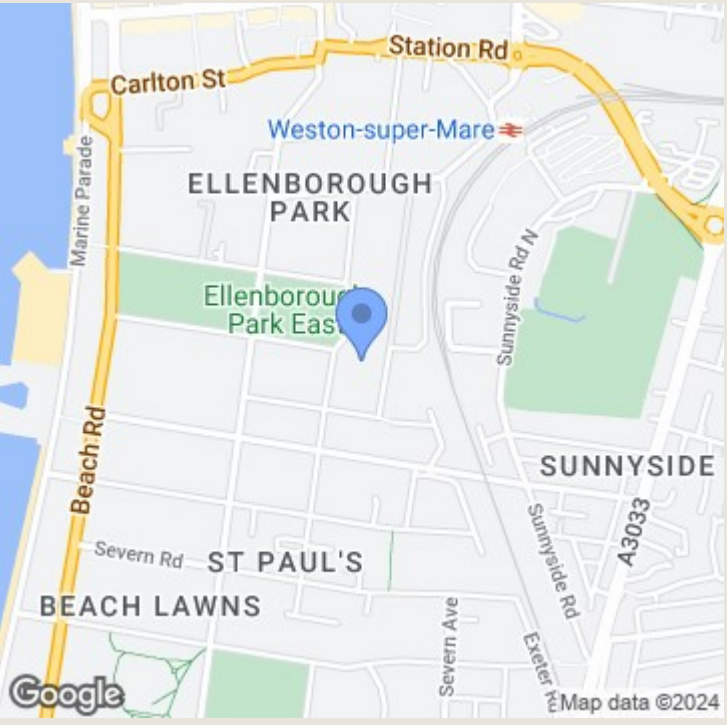
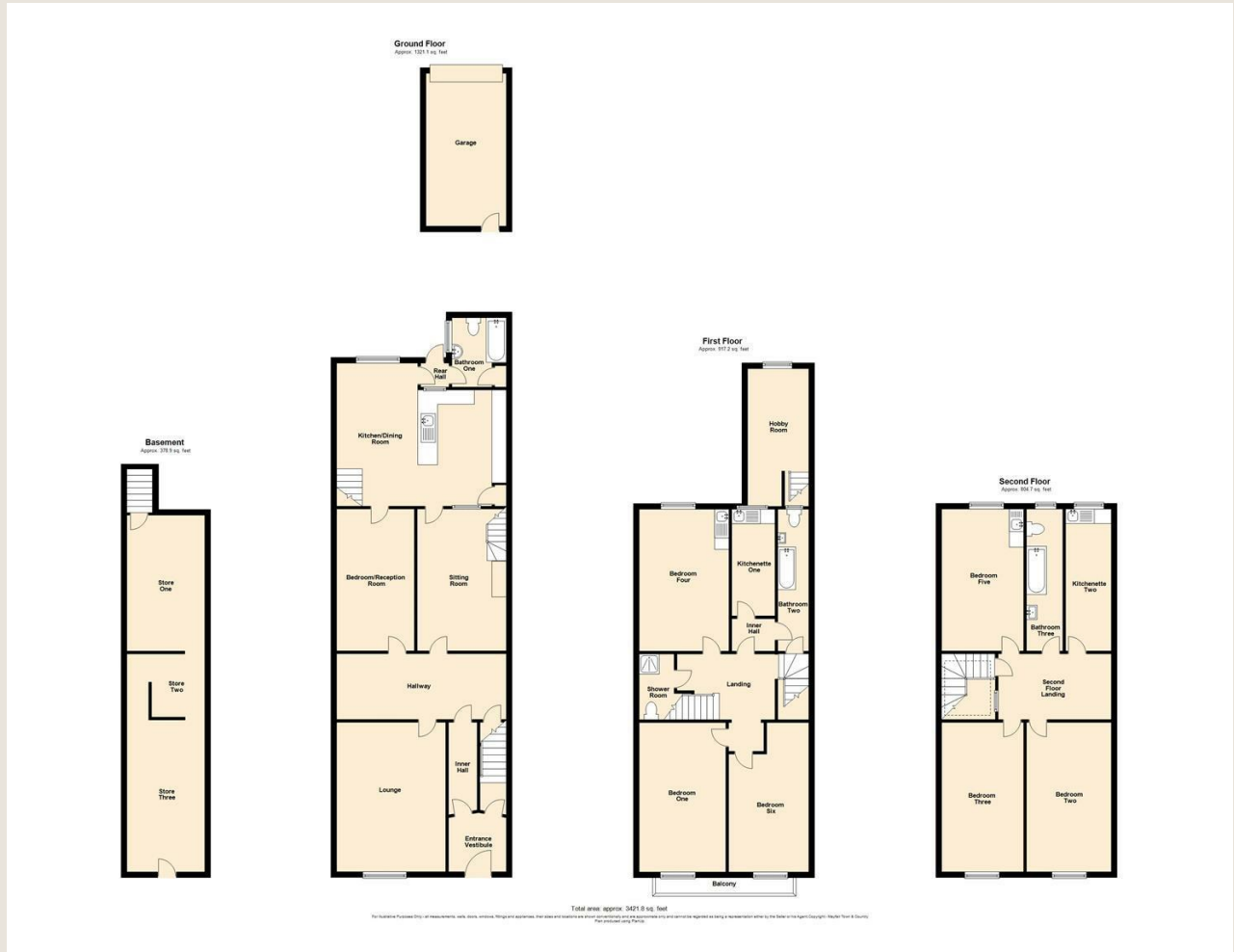












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

