



## 4 MONTPELIER

Weston-Super-Mare, BS23 2RG

Offers Over £599,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming Victorian home which is available for the first time in over 40 years and located in the sought after road of Montpelier. This delightful end terrace residence boasts an impressive 2583 square feet of accommodation, making it perfect for a family and those in need of extra space.

As you step inside, you'll be greeted by multiple reception rooms with feature fireplaces, providing ample space for entertaining guests or simply relaxing with your loved ones. The kitchen is fitted with solid wood units and a feature Rangemaster cooker with separate utility room close by. There are four double bedrooms, many of them enjoying views towards Weston's sea front or of the wooded hillside, with a four piece bathroom and the stunning en-suite to the master bedrooms which adds a touch of luxury to this already impressive property.

The overly welcoming feature of this home is the loving maintenance it has received over the years, ensuring that it is in top notch condition for its new owners.

You'll enjoy convenient access to a variety of amenities including shops, restaurants, transport links and schools, making this property not only a beautiful home but also a practical choice for everyday living. Additionally, with the rear access creating parking at the end of the beautifully kept garden.

Don't miss out on the opportunity to make this lovely property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home.

## Situation

- 0.13 miles - The Boulevard
  - 0.58 miles - Weston Sea Front
  - 0.33 miles - Tesco Supermarket
  - 0.40 miles - Weston Train Station
  - 3.27 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Vestibule

6'9" × 6'5" (2.06m × 1.96m)

Updated composite front door which opens into the entrance vestibule, part glazed internal door opens to;

## Hallway/First Floor Landing

Feature uPVC double glazed window to rear, stairs rising to the second floor landing and door opening to further stairs that descend to the dining/family room, cast iron radiator and doors to;

## Cloakroom

7'4" × 3'3" (2.24m × 0.99m)

uPVC double glazed window to rear, low level WC and hand wash basin with taps over and tiled surround, ornate tiled flooring.

## Sitting Room

18'4" × 18'2" into bay window (5.59m × 5.54m into bay window)

Dual aspect with beautiful bay window with character wooden panelled surround and lovely views towards Weston's sea front, feature open fireplace within an ornate marble setting and accompanying slate hearth, picture rail and original coving, original wooden flooring and cast iron radiators, television and telephone points, sliding doors opening to;

## Study/Reception Room

12'1" × 12'0" (3.68m × 3.66m)

uPVC double glazed window to rear, feature open fireplace with lovely solid stone surround, picture rail and original coving, original wooden flooring and cast iron radiators, telephone point and original wooden flooring.

## Dining/Family Room

18'4" × 16'11" (5.59m × 5.16m)

uPVC double glazed patio doors opening to the front garden, stairs rising to the hallway/first floor landing with under-stair storage cupboard, feature brick fireplace with inset multi-fuel burner, storage cupboards to both sides of the fireplace, two cast iron radiators, tiled flooring, rear uPVC double glazed door to the garden and door to the utility room and door to;

## Kitchen

11'4" × 11'0" (3.45m × 3.35m)

uPVC double glazed window to rear looking out to the rear garden, bespoke solid wood kitchen comprising a range of matching eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, feature 'Rangemaster' multi-fuel cooker, space and plumbing for dishwasher and fridge/freezer, tiled flooring, corner cupboard housing the gas central heating boiler and hot water tank.

## Utility Room

6'5" × 6'2" (1.96m × 1.88m)

uPVC double glazed window to side, fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, consumer unit for the lower floors, tiled flooring and archway to;

## Downstairs Cloakroom

uPVC double glazed window to rear, suite comprising low level WC and hand wash basin with mixer tap over, partially tiled walls, tiled flooring and radiator.

## Second Floor Landing

Feature uPVC double glazed window to rear, stairs rising to the third floor landing and doors to;

## Master Bedroom

18'2" × 13'2" into bay window (5.54m × 4.01m into bay window)

uPVC double glazed bay window with character wooden panelled surround and lovely views towards Weston's sea front and surrounding areas, picture rail and original coving, wooden flooring, radiator, consumer unit for the upper floors and folding door opening to;

## En-suite

10'2" × 4'6" (3.10m × 1.37m)

uPVC double glazed window to side, stunning refitted suite comprising generous shower cubicle with mains rainfall shower over and separate

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handheld showerhead attachment with tiled surround, two sinks with mixer taps over sat on top of a storage vanity unit and with tiled surround, tall radiator, picture rail and original coving,

## Bedroom Three

11'11" x 11'10" (3.63m x 3.61m)

uPVC double glazed window to rear with an outlook of the lovely greenery of the rear garden and towards the Weston Woods, radiator, picture rail and original coving,

## Four Piece Bathroom

11'9" x 7'5" (3.58m x 2.26m)

uPVC double glazed window to rear, beautiful bathroom suite comprising low level WC, hand wash basin with taps over, corner shower cubicle with electric shower over and tiled surround, claw foot roll top bath with taps over and handheld shower attachment, partially tiled walls, tiled flooring and cast iron radiator.

## Third Floor Landing

uPVC double glazed window to rear with doors to;

## Cloakroom

7'9" x 2'10" (2.36m x 0.86m)

High level obscure window panes allowing natural light into the room, white suite comprising low level WC and hand wash basin with mixer tap and tiled surround, loft access.

## Bedroom Two

15'2" x 14'5" (4.62m x 4.39m)

uPVC double glazed window with lovely views towards Weston's sea front and surrounding areas, large sliding door built-in wardrobe and radiator.

## Bedroom Four

11'11" x 11'10" (3.63m x 3.61m)

uPVC double glazed window to rear with an outlook towards the Weston Woods, radiator, picture rail and original coving,

## Rear Garden

Beautifully kept, the rear garden is wonderfully private and enjoys an array of mature trees, shrubs and plants. Stepping from the rear of the property onto a paved entertaining area, the majority of the garden is laid to lawn with the rear of the garden laid to artificial lawn and used for off street parking.

## Off Street Parking

Accessed via the lane behind, the rear of the garden allows off street parking for two vehicles and enclosed by gates.

## Front Garden

Wrought iron gates opening to the paved walkway with paved steps leading up to the front door, the front garden is enclosed by a low feature brick wall, mature hedges, plants and shrubs, laid to decorative stones with patio doors opening to the dining/family room.

## Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

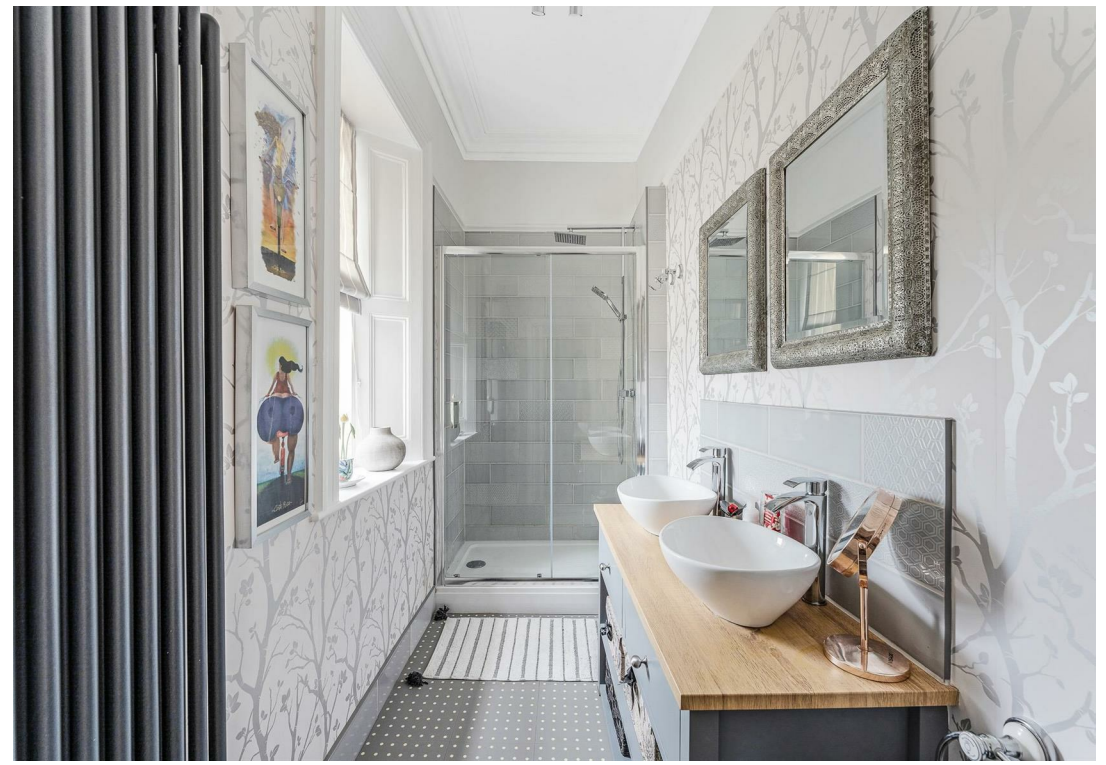
Rent Charge- We have been advised by the vendor there is an annual rent charge of £4 (however this has not been collected for a number of years).

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

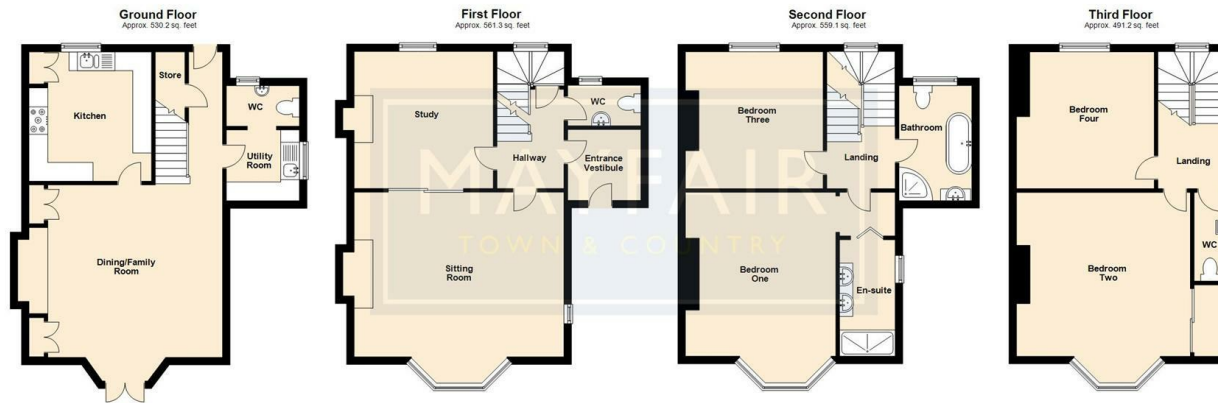
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









Total area: approx. 2141.8 sq. feet

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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)

