



33 Totterdown Road, Weston-Super-Mare, North Somerset, BS23 4LH



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

33, Totterdown Road, Weston-super-Mare, North Somerset, BS23 4LH

£310,000

Discover a charming four bedroom semi-detached property that effortlessly blends modern updates with timeless appeal. Situated in a peaceful setting, this home offers a welcoming atmosphere and practical living spaces. Step inside to find a recently refreshed interior, featuring a modern kitchen, freshly redecorated rooms, and brand-new carpets throughout. Spread across three floors, the layout provides flexibility for various living arrangements to suit your needs. The two reception rooms offer inviting spaces for relaxation or gatherings, while the private front and rear gardens provide peaceful retreats for outdoor enjoyment. Upstairs, four well-appointed bedrooms await, including a master suite with its own en-suite shower room for added comfort and convenience. Sold with the benefit of no onward chain, don't miss out on the chance to make this your own. Totterdown Road is located on the level and in a desirable position within reach of the Seafront, Weston-super-Mare's town centre, local shops and schools, the attractive Clarence Park and bus routes. For the commuter, Junction 21 is easily accessible which provides access to the M5. Weston Train Station is close by for those opting for public transport with links to most major towns and cities.

- A brilliant four bedroom semi-detached property
- Recently refurbished kitchen, redecorated and re carpeted
- Sold with benefit of no onward chain
- Presented over three storeys
- Private and enclosed front and rear gardens
- Flexible living areas with two large reception rooms
- Master bedroom with ensuite, shower room.
- EPC Rating: C70, Council tax band: C





Accommodation

Entrance

On approach to the property, there is a UPVC double glazed entrance door into hallway.

Hallway

With doors to ground floor rooms, radiator, picture rail, ceiling lights, useful storage cupboard housing gas fired boiler.

Living room

Light and bright living area with a UPVC double glazed bay style window, working gas decorative fire (not currently connected), radiator, rail, ceiling lights.

Sitting Room

Decorative fireplace, picture rail, opening to kitchen / breakfast area, ceiling light.

Kitchen / Dining Room

A light and bright kitchen / dining area with a recently fitted kitchen, offering a range of wall and floor units with worktops and tiled splashbacks over, an inset ceramic sink and drainer, new four ring induction hob with oven under and extraction hood over, space for appliances, UPVC double glazed window and patio doors onto rear garden, skylight window, ceiling spotlights, ceiling light, radiator.

Stairs rising from the entrance hallway to the first floor landing.

First Floor Landing

A split level landing, timber balustrade, UPVC double glazed window, picture rail, radiator, ceiling light.

Bathroom

Tiled flooring and walls, P-shaped panelled bath with mains fed shower and shower screen over, low-level WC, wash hand basin over vanity unit, UPVC double glazed window, radiator, extractor fan, ceiling light and separate electric mirror radiator with programmable timer.

Bedroom Four

A UPVC double glazed window, radiator, picture rail, ceiling light.

Bedroom Three

A UPVC double glazed window, radiator, decorative fireplace, under stairs storage cupboard, picture rail, ceiling light.

Bedroom Two

A UPVC double glazed bay style window to front, radiator, picture rail, ceiling light.

A door from the first floor landing with stairs rising to the second floor and bedroom number one.



Bedroom One

A super double bedroom with part sloping ceilings, UPVC double glazed window, two timber framed velux double glazed skylight windows, radiator, door to en-suite, eaves storage cupboards, ceiling lights.

En-suite

Low level WC, enclosed electric shower, wash hand basin and pedestal, radiator, UPVC double glazed window, extractor fan, ceiling spotlights.

Outside

Front

Enclosed front garden area, mostly laid to slab with concrete pathways and gated access to the rear garden.

Rear

A private enclosed rear garden with a raised timber decking area with steps down to a slab patio, a metal garden shed. Access through locked gate to side of the property.

Tenure

Freehold

Services

Mains electric, gas, water and drainage.

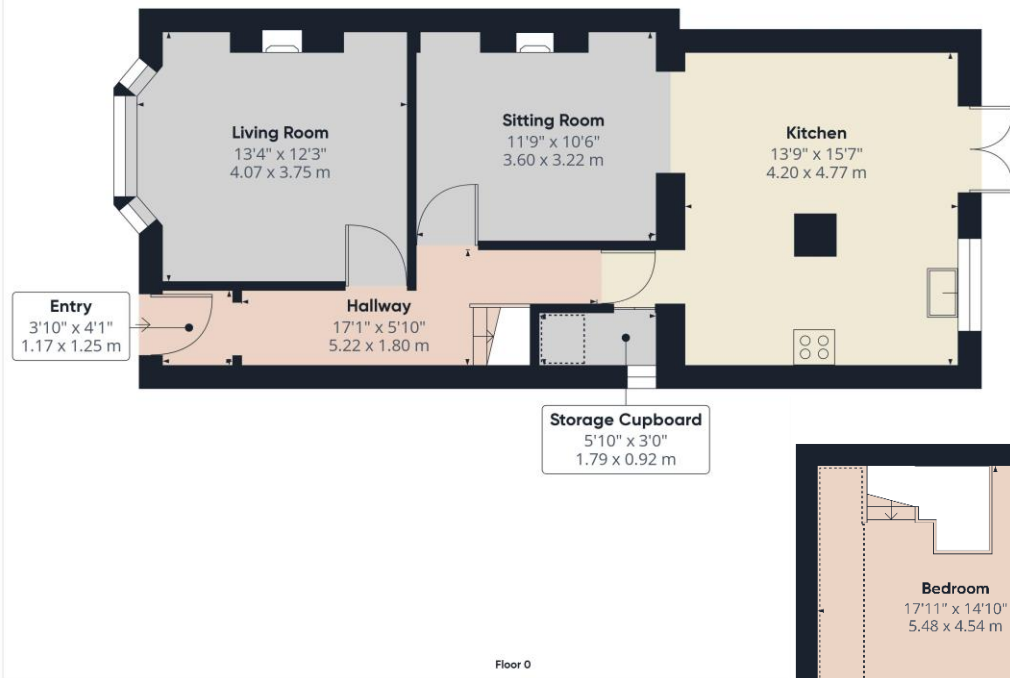






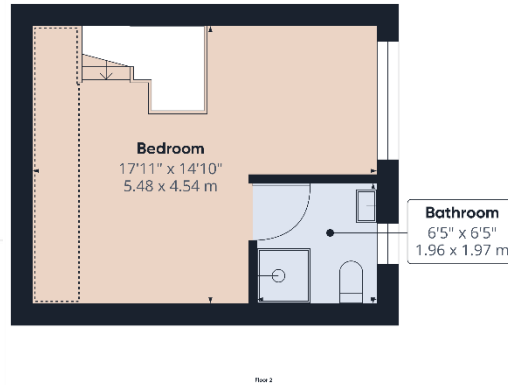


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area¹⁾
618.58 ft²
57.47 m²

Reduced headroom
6.47 ft²
0.6 m²



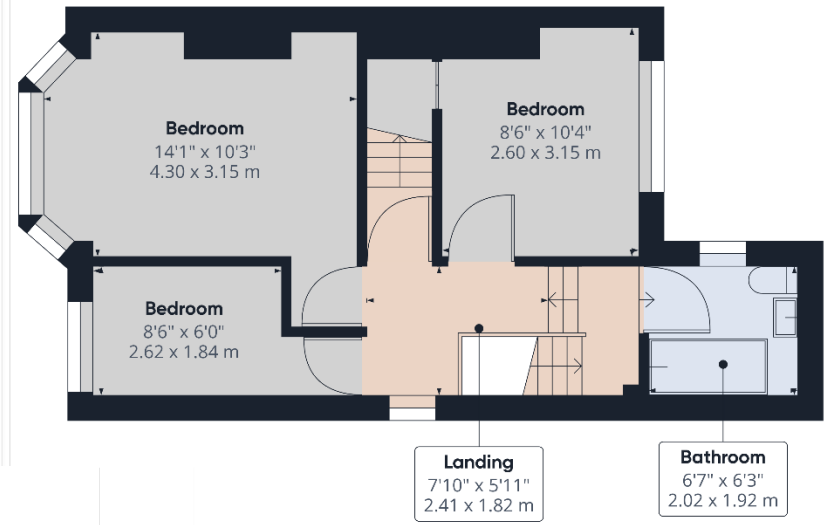
Approximate total area¹⁾
201.81 ft²
18.77 m²

Reduced headroom
35.18 ft²
3.21 m²

1) Including balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not suitable for floor plans for illustrative purposes only.

DR447E/340



Approximate total area¹⁾
412.18 ft²
38.20 m²



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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