



5 Shiplate Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0NG



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

5, Shiplate Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0NG

£485,000

Fantastic four bedroom freehold, semi-detached haven in the heart of Bleadon Village. Discover the potential of this impressive property, strategically nestled in the sought-after village of Bleadon. Boasting a superb private, sloping tarmac driveway, this home offers ample and valuable off-street parking space, an invaluable asset for modern living. Perched on an elevated plot, the property treats its occupants to beautiful views over the charming Bleadon Church and beyond; unique vantage point that adds a touch of serenity to daily living. While this residence awaits the touch of a discerning renovator, its canvas is ready for transformation. Ideal for those with a vision for refurbishment, this property presents an exciting opportunity to create a bespoke living space tailored to individual tastes and preferences. In addition to its promising interior, the property comes complete with the added convenience of a garage, providing secure parking or additional storage. Private front and rear garden areas invite the possibility of creating outdoor retreats, perfect for relaxation and entertaining. Being placed within the charming country village of Bleadon is most desirable for prospective residents. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre, and three pubs providing food and drink. Doctors' and dentists' surgeries are found at nearby Weston-super-Mare. The hourly daytime bus service will take you directly to nearby Weston General Hospital in ten minutes and on to Weston town centre ten minutes later. The 700-year-old church of St Peter & St Paul stands proudly at the heart of the village and welcomes all to its regular services. The thriving Coronation Hall has a full events calendar; rarely a day goes by without some social activity in the two halls. Alongside you'll find a delightful little children's play area, plenty of free parking and a popular purpose-built youth club. Within minutes of leaving the Coronation car park you can be walking one of many delightful footpaths that will lead you around the Parish. From demanding climbs to the top of the Mendips, an area of outstanding natural beauty, to easy-going riverside trails. For the commuter there is access to the M5 at Junction 21 for those travelling North, but there is also access to the M5 at Junction 22 for those who are travelling South. Railway stations at Weston-super-Mare and Weston Milton are also accessible.

- An impressive four bedroom, semi-detached, freehold property
- Superb private sloping tarmac driveway providing ample and valuable off street parking
- Well positioned in the heart of the sought after village of Bleadon
- An elevated plot, with pleasant views over Bleadon Church and beyond
- In need of refurbishment, idyllic for those wishing to make their mark
- Added benefit of a garage, private front and rear garden areas
- EPC Rating: D60, Council tax band: E





Accommodation

Entrance

As you approach the property, there are slab patio steps rising up to a UPVC double glazed entrance door into hallway.

Hallway

Inviting entrance area with doors to ground floor rooms, fitted cupboard, useful built-in storage cupboard housing hot water tank and gas fired boiler, radiator, ceiling lights.

Living Room

A fantastic main living area with aluminium double glazed sliding patio doors to sitting area, two radiators, ceiling light.

Sitting Room

Light and bright sitting area with UPVC double glazed windows set on dwarf walls, door to front terraced patio area, radiator, ceiling light.

Dining Room

UPVC double glazed patio door and window onto rear garden, radiator, double doors to main living room, ceiling light.

Kitchen

A range of wall and floor units with worktops and tiled splashbacks over, four burner gas hob with extraction hood over, eyelevel oven and grill, inset one and a half bowl sink and drainer, UPVC double glazed window, doors to pantry style cupboard, rear porch and dining room, ceiling light.

Rear Porch (currently used as a utility room)

UPVC double glazed windows, stainless steel sink, over floor units, space and plumbing for appliances, door to rear, ceiling light.

Bedroom One

Super double bedroom with a UPVC double glazed bay style window, built-in wardrobe with hanging rail, radiator, wall and ceiling lights, another UPVC double glazed window to side, door to en-suite.

En-suite

Low-level WC, wash hand basin over vanity unit, enclosed shower, extraction fan, radiator, ceiling light.

Bedroom Two

Various built-in storage cupboards with hanging rails and shelving, wash hand basin over vanity unit, UPVC double glazed bay style window, radiator, ceiling lights.

Bedroom Three

UPVC double glazed window, fitted vanity unit with wash hand basin over, radiator, ceiling and wall light.



Cloakroom

Low-level WC, timber framed single glazed internal windows, ceiling light.

Bathroom

Low-level WC, panelled bath with mains fed shower and shower curtain over, wash hand basin, UPVC double glazed window, radiator, ceiling light.

Stairs rising from entrance hallway to the first floor landing.

First Floor Landing

Doors to first floor rooms, ceiling light.

Bedroom Four

Part sloping ceilings, UPVC double glazed window offering spectacular views, built-in wardrobes, radiator, wall and ceiling lights.

Shower Room

Low-level WC, wash hand basin over vanity unit, enclosed electric shower, UPVC double glazed window, sloping ceilings, radiator, ceiling light.

Loft room/storage

A fantastic loft room and useful storage area with power supply points and lighting.

Outside

Front

Gated access leads onto the sloping tarmac driveway leading to the side of the property and the garage whilst providing valuable off street parking areas, steps up to a level slab patio, terraced areas laid to lawn with mature trees, shrubs and hedges at the borders.

Rear

A fantastic private and enclosed rear garden with well presented tiered areas with a concrete pathway, stonewalling, areas laid to lawn with mature trees shrubs and hedges.

Garage

Super double garage with an up and over garage door, power supply points, and lighting. A timber door to the rear garden area.

Tenure

Freehold.

Services

Mains electric, drainage, water and gas.

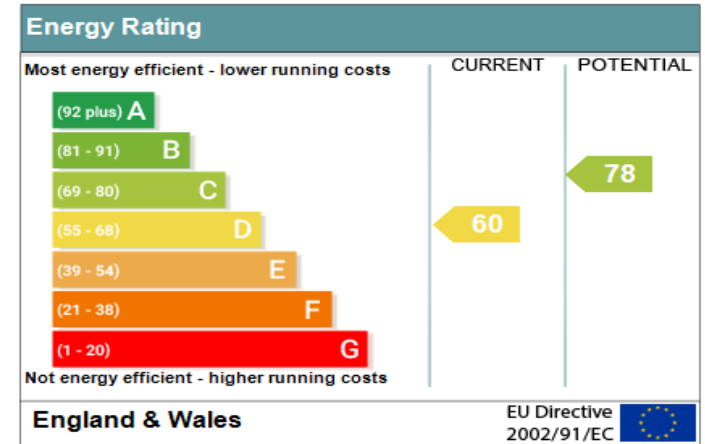








Address: 5 Shiplate Road, Bleadon, WESTON-SUPER-MARE, BS24 0...
 RRN: 0300-4558-0822-0303-3943





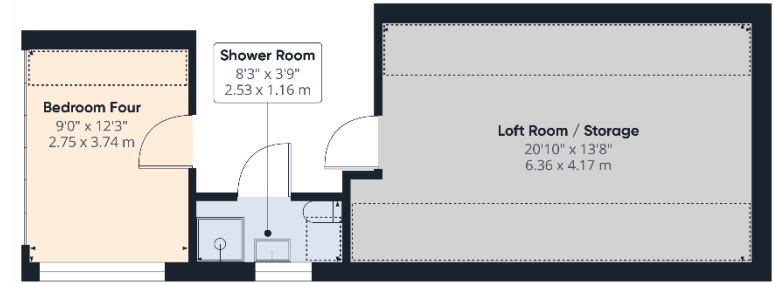
Floor 0 Building 1

Approximate total area[®]
1468.27 ft²
136.41 m²

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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Floor 1 Building 1

Approximate total area[®]
433.62 ft²
40.29 m²

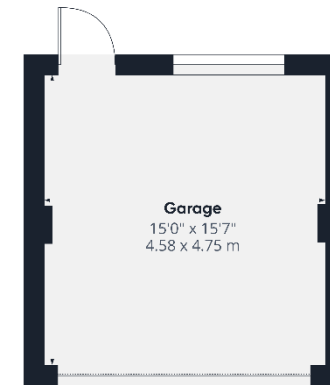
Reduced headroom
154.71 ft²
14.37 m²

Excluding balconies and terraces

□ Reduced headroom (above 1.8m/5.9ft)

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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Floor 2 Building 1

Approximate total area[®]
102.94 ft²
9.54 m²

Excluding balconies and terraces

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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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