



18 Bleadon Mill, Weston-super-Mare, North Somerset, BS24 0BE



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£455,000

NO ONWARD CHAIN – LOCATION, LOCATION, LOCATION! Located within a semi-rural setting on the outskirts of the sought after village of Bleadon, this charming, four bedroom, freehold, detached house is the perfect family home. Offering most flexible living accommodation throughout, the freehold property is ideal for the growing family with the ground floor comprising of an inviting hallway entrance, cloakroom, a well-presented kitchen, separate utility room, living room, dining room, and a stunning bright and airy garden room. The first floor offers a superb master bedroom with an en-suite shower room, three further bedrooms, and another good sized bathroom. Outside, on approach to the property there is a superb block paved area which leads to a private driveway, providing ample off-street parking and a pathway which leads to the front entrance door. The private and enclosed rear garden provides an idyllic space to relax and entertain guests, with a lovely slab patio area. 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, three pubs providing food and drink and fortnightly visits from the mobile library. 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. Bleadon is also on the West Mendip Way footpath. 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 Highbridge, Weston-super-Mare and Weston Milton are also accessible.

- A four bedroom, freehold, detached family home in the sought after village of Bleadon
- Well positioned in a cul-de-sac
- Semi rural location enjoying lovely views across open countryside and Mendip Hills beyond
- Sold with the benefit of no onward chain
- Private driveway and integral garage
- Private front and rear gardens
- Flexible living areas with a super extension to the rear
- Master bedroom with en-suite shower room
- EPC Rating; D68 Council tax band; E





Accommodation

Entrance

On approach to the property, there is a UPVC double glazed double door into vestibule area.

Vestibule

Tiled flooring, step up to a UPVC double glazed door into hallway, wall light.

Hallway

Wood effect laminate flooring, under stairs storage cupboard, doors to ground floor rooms, radiator, ceiling light.

Living Room

Wood effect laminate vinyl tile flooring, UPVC double glazed bay style window to the front, electric fireplace and surround, radiator, ceiling lights, opening to dining area.

Dining Area

Flooring to match, UPVC double glazed doors to extended garden, sitting room, radiator, door to kitchen, ceiling light.

Garden Room / Sitting Room

A fantastic space with UPVC double glazed windows overlooking the rear garden and open countryside to the rear, vaulted ceiling with a skylight window, radiator, wall lighting, air conditioning unit.

Kitchen

Tiled flooring, a range of wall and floor units with worktops and tiled splashbacks over, inset ceramic sink and drainer, four burner gas hob with extraction hood over, space and plumbing for appliances, two UPVC double glazed windows, ceiling lights, archway opening to utility room.

Utility

Tiled flooring, wall and floor units with an inset stainless steel sink, space for appliances, radiator, wall mounted gas fired boiler, UPVC double glazed door to the side of the property.

Cloakroom

Low-level WC, wash hand basin, vanity unit, part sloping ceilings, heated towel rail, extraction fan, ceiling light.

Stairs rising with timber balustrade from the entrance hallway to the first floor landing.

Bathroom

Tiled flooring, low-level WC, wash hand basin and pedestal, panelled bath with shower attachment and glass screen over, heated towel rail, UPVC double glazed window, radiator, extraction fan, ceiling light.



Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Bedroom Two

UPVC double glazed window, fitted wardrobes, radiator, ceiling light.

Bedroom One

Super double bedroom with wood effect laminate flooring, fitted wardrobes, two UPVC double glazed windows, radiator, ceiling lights, air-conditioning unit, built-in storage cupboard, door en-suite shower room.

En-suite

A wet room style en-suite with a low-level WC, walk-in style mains fed shower, tiled walls with wall units, wash hand basin over vanity unit, radiator, extraction fan, ceiling light, UPVC double glazed window.

Outside

Integral Garage

Front

To the front of the property there is a tarmac driveway providing valuable off street parking with an area laid to gravel and partly enclosed by hedging, gated access to the rear garden.

Rear

A private and enclosed rear garden, mostly laid to slab, patio, gravelled areas with various shrubs, trees and hedging, the garden backs onto open countryside, providing spectacular visitors with a timber shed, water supply and outside lighting.

Tenure

Freehold.

Services

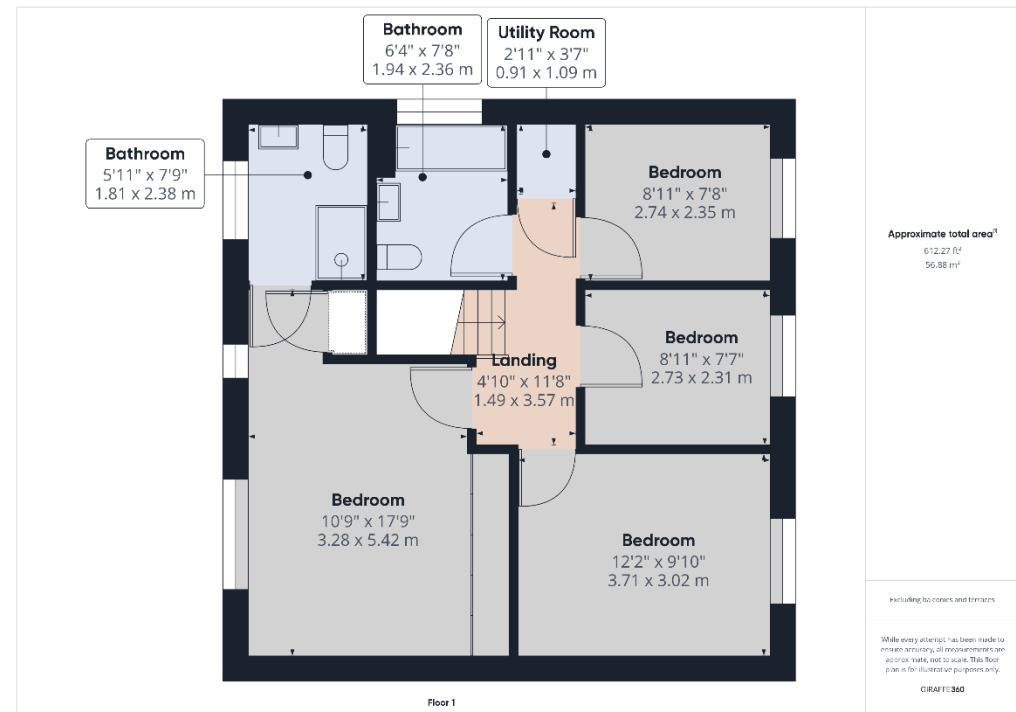
Mains gas, electricity, water and drainage.











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



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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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