



16 Spring Valley, Weston-super-Mare, North Somerset, BS22 9AS



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# 16 Spring Valley, Weston-super-Mare, North Somerset, BS22 9AS

£425,000

Located in a privileged, elevated position in the sought after area of Milton, this fantastic three bedroom, detached chalet bungalow is beautifully presented throughout and is ideal for the growing family. The freehold residence is ready to move straight in to and 'pop the kettle on' and boasts a pleasant outlook up to Weston Hillside and beyond. The property comprises a wonderful living room, shower room, a superb, flexible, open-plan kitchen/dining/sitting room, a separate utility room, one fantastic bedroom with a dressing room area and en-suite bathroom, two further bedrooms, and a fantastic loft space with two rooms, storage space and a cloakroom. Please note: The roof space does not have building regulation approval and therefore has not been valued and is not being sold as habitable rooms (simply a 'posh' loft). Outside, to the front of the property there is a super block paved driveway which provides ample off-street parking and access to the rear of the property where you will find the former conservatory which provides a fantastic greenhouse/storage and a single garage with an up and over door. The private and enclosed rear garden enjoys an approximately southerly facing aspect with areas laid to lawn and a superb patio area. Milton offers many attractive characteristics to prospective residents, and homes in this desirable area are popular. Take a short walk up Worlebury hill to discover the fantastic views across to Sand Point and Brean Down, as well as a panoramic view of Weston Bay. Worlebury Camp sits on the hill and is an interesting site of an Iron Age hillfort. A round of golf at the prestigious Worlebury Golf Club is favoured by many in the area, with well-manicured grounds and a busy and sociable club house. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle and Milton train stations are also close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts. EPC Rating C69, Council Tax Band E.

- A superb three bedroom, detached, freehold, chalet bungalow
- With a beautifully presented private and enclosed rear garden
- Located in an elevated position nestled in a superb Cul-de-Sac
- Benefits from a single garage, ideal for further off street parking or storage space
- Extended to the rear providing an immaculate and open plan kitchen/dining/sitting room and converted loft space providing additional loft rooms
- Boasting a pleasant outlook up to Weston Hillside and beyond
- EPC Rating C69, Council Tax Band E





# Accommodation

## Entrance

UPVC double glazed entrance door and window into porch area.

## Porch

Tile effect laminate flooring, various UPVC double glazed windows, ceiling lights.

## Hallway

An inviting hallway area with doors to principal rooms, wood effect flooring, fitted storage units, a useful under stairs storage cupboard, ceiling lights.

## Living Room 14' 11" x 13' 5" (4.54m x 4.08m)

A wonderful living space with UPVC double glazed bay style window, prestigious gas fireplace and tiled surround feature, radiator, coved ceiling, ceiling light.

## Shower Room 6' 1" x 5' 10" (1.86m x 1.78m) plus 5' 0" x 2' 11" (1.53m x 0.88m)

Low level W/C, wash hand basin over vanity units, tiled walls, walk in style mains fed shower, UPVC double glazed window, ceiling lights, heated towel rail.

## Kitchen/Sitting/Dining Room

A flexible, light and bright hub of the home.

## Kitchen Area 13' 3" x 10' 4" (4.05m x 3.15m)

A range of well presented wall and floor units with granite worktops and tiled splashbacks over, inset one and a half bowl ceramic sink and drainer with a 'Swan' neck mixer tap and hot tap over, positioned under a UPVC double glazed window, four ring induction hob with extraction hood over, eye-level oven, grill and microwave, space for an American style fridge freezer, integrated dishwasher and opening into sitting/dining area, radiator, ceiling light.

## Sitting/Dining Area 20' 9" x 12' 1" (6.32m x 3.69m)

A light and bright dining area with wood effect flooring to match the kitchen, various UPVC double glazed windows and French doors onto rear garden and another exit door to side, door to utility, and internal doors to Bedroom One. radiator, spotlight cluster, ceiling light.

## Utility Room 8' 3" x 6' 5" (2.52m x 1.96m)

Tiled flooring and walls, a range of wall and floor units with worktops over, inset ceramic sink and drainer, space and plumbing for appliances, radiator, UPVC double glazed window, ceiling light.

## Bedroom One 13' 4" x 10' 6" (4.07m x 3.19m)

A super double bedroom with internal doors to dining area, skylight 'Velux' window, radiator, spotlight cluster, archway opening to dressing area.









**Dressing Area** 9' 5" x 8' 3" (2.86m x 2.52m)

A super dressing area with skylight window, ceiling light, door to en-suite.

**En-suite Bathroom** 8' 3" x 6' 2" (2.51m x 1.88m)

An immaculate en-suite bathroom with tiled floor and walls, low level W/C, wash hand basin over vanity unit, corner bath with mains fed shower and glass screen over, radiator, heated towel rail, UPVC double glazed window, ceiling spotlights.

**Bedroom Two** 13' 5" x 10' 5" (4.08m x 3.18m)

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



**Bedroom Three** 10' 4" x 7' 5" (3.16m x 2.27m)

UPVC double glazed window, radiator, ceiling light.

**Door to Stairs Rising to Loft Rooms**

**Please Note**

The roof space does not have building regulation approval and therefore has not been valued and is not being sold as habitable rooms (simply a 'posh' loft).

**Loft Room One** 13' 4" x 9' 0" (4.07m x 2.74m) *Ceiling sloping to 1.18m*

Currently used as a study area / hobby room with hardwood flooring, UPVC double glazed window, part sloping ceilings, fitted units and worktops, ceiling lights, door to Bedroom Four.



**Loft Room Two** 15' 9" x 8' 7" (4.81m x 2.61m) *Maximum - Ceiling sloping to 1.21m*

Currently used as a bedroom, with part sloping ceilings, a 'Velux' skylight window, eaves storage cupboard and super airing cupboard housing gas fired boiler, door to further eaves storage and cloakroom, radiator, wall lighting and ceiling light.

**Loft Room**

A superb storage area with part sloping ceilings, radiator, ceiling light, opening to cloakroom.

**Cloakroom** 5' 2" x 3' 6" (1.58m x 1.06m)- *Part sloping ceilings to 1.22m*

Low level W/C, wash hand basin, fitted unit, extraction fan and wall lighting.









## Outside

### Front

On approach to the property is a super block paved driveway providing ample off-street parking.

### Former Conservatory

To the side of the garage there is a UPVC double glazed former conservatory which provides a fantastic greenhouse/storage, with an additional lean to storage/bin store area and covered area with water butts.

### Side Access to Rear

### Garage

A single garage with up and over garage door.

### Rear

A private and enclosed rear garden enjoying an approximately southerly facing aspect, with slab pathways, areas laid to lawn a superb patio area, shrub border, power supply points, outside lighting.

### Services

Mains gas, electricity, water, drainage.

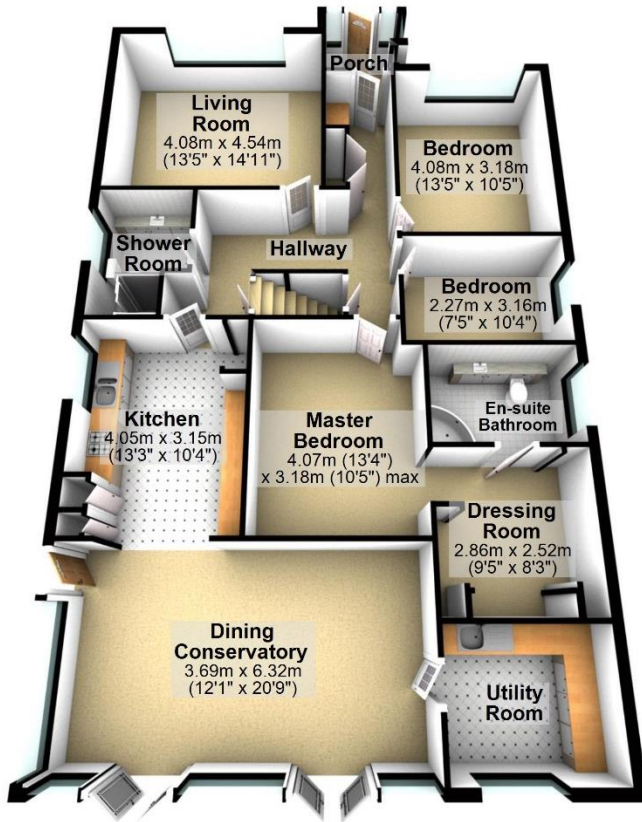
### Tenure

Freehold.

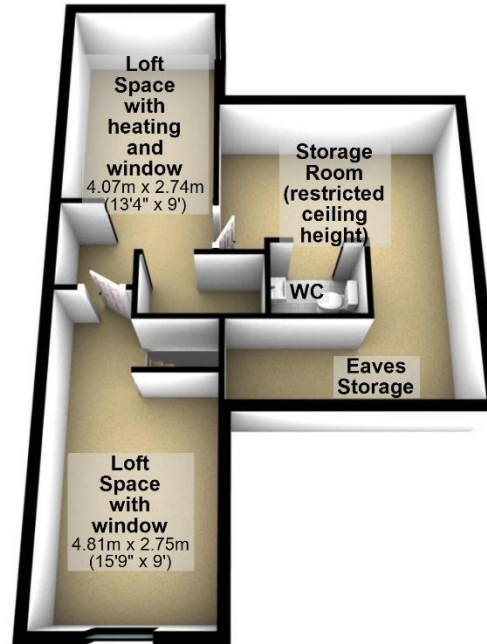




## Ground Floor



## First Floor



Total area: approx. 189.4 sq. metres (2038.8 sq. feet)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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