



New House, Hewish, Weston-super-Mare, North Somerset, BS24 6SF



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# New House, Hewish, Weston-super-Mare, North Somerset, BS24 6SF

£425,000

This unique, three bedroom cottage is filled with charm and is surrounded by gardens and grounds. Enjoying a rural positioning with views over open countryside, the wonderful freehold property is situated in the village of Hewish, on the outskirts of Weston-super-Mare. On approach, this lovely home benefits from a generous private driveway with two gated entrances offering a drive in / drive out arrangement and from there leads to the detached garage, the entrance to the property, and the various garden areas. The gardens are positioned to the front and side of the property with various mature shrubs, trees and hedging, areas laid to lawn and views onto the beautiful open countryside. An area to the side of the property provides a superb entertaining area and positioned at the end of the garden is a useful stone built woodshed. Internally, the accommodation briefly comprises a wonderful living room with a fantastic wood burning stove, dining room with an open fireplace, kitchen / breakfast room, cloakroom, three bedrooms and a family bathroom. In addition to all that this home has to offer, it is being sold with the benefit of no onward chain. Whilst being in an excellent position for transport links, the village of Hewish is a short drive from the town centre of Weston-super-Mare with numerous shops, schools, doctors surgeries, dentists and a variety of other local amenities close to hand, with the bustling city of Bristol slightly further afield. EPC Rating E53, Council Tax Band D.

- A charming three bedroom, detached, freehold cottage
- With superb gravelled driveway providing ample off street parking
- Detached garage
- Surrounding gardens and grounds
- Sold with the benefit of no onward chain
- Rural positioning with views over open countryside



# Accommodation

## Entrance

A composite double glazed entrance door into hallway.

## Hallway

Wood effect laminate flooring, doors to principal rooms, UPVC double glazed fixed window, radiator, ceiling light, useful under stairs storage cupboard housing wall mounted gas fired boiler.

## Living Room

Wood effect flooring, UPVC double glazed window, radiator, super wood burning stove sat on stone hearth, picture rail, ceiling light.

## Dining Room

Wood effect laminate flooring, dual aspect UPVC double glazed windows, open fireplace and surround, radiator, picture rail, ceiling light.

## Kitchen / Breakfast Room

Tiled flooring, a range of wall and floor units with worktops and tiled splashbacks over, four ring electric hob with extraction hood over, eye-level oven and grill, stainless steel sink and drainer, space and plumbing for appliances, dual aspect UPVC double glazed windows, door to cloakroom and UPVC double glazed door to gardens, spotlight cluster.

## Cloakroom

Low level W/C, UPVC double glazed window, radiator, ceiling light.

## Stairs Rising to First Floor Landing from Entrance Hallway

## First Floor Landing

UPVC double glazed window, doors to first floor rooms, ceiling light.

## Bedroom One

A super double bedroom with a UPVC double glazed window, radiator, picture rail, ceiling light.

## Bedroom Two

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





### **Bedroom Three**

UPVC double glazed window, radiator, picture rail, roof access hatch, ceiling light.

### **Bathroom**

Wood effect flooring, low level W/C, wash hand basin and pedestal, panelled corner bath with electric shower and screen over, two UPVC double glazed windows, heated towel rail, ceiling spotlight.

### **Outside**

### **Driveway**

A private driveway laid to gravel, with two gated entrances and drive in / drive out arrangement, providing ample off street parking, leading to the property, garage and various garden areas.

### **Gardens**

The gardens are positioned to the front and side of the property with various mature shrubs trees and hedging, areas laid to lawn and views onto open countryside. An area to the side laid to gravel provides a superb entertaining area. Positioned at the end of the garden is a useful stone built woodshed.

### **Garage**

A detached garage, with up and over garage door.

### **Services**

Mains gas, electricity, water.

### **Please Note**

There is a private drainage systems in place that currently serves the property. The private drainage system currently discharges in the ditch running adjacent to the boundary of the garden.

### **Tenure**

Freehold.











Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   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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