



2a The Crescent, Lympsham, Weston-super-Mare, North Somerset, BS24 0BH



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

2a The Crescent, Lympham, Weston-super-Mare, North Somerset, BS24 0BH

£495,000

Nestled in a beautiful semi-rural setting, is this three to four-bedroom detached family home which combines practicality and comfort with the peaceful surroundings. The private driveway offers convenient off-street parking, leading to the charming residence with a generously sized rear garden which enjoys Westerly-facing sun. Inside, you'll find a thoughtful layout with three reception rooms, providing versatility for relaxation, work, or entertainment. The kitchen / breakfast room serves as a family hub for casual dining. The property offers a pleasant outlook, extending to the majestic Mendip Hills, adding a touch of natural grandeur to daily life. Despite its semi-rural location, excellent transport links ensure easy access to neighboring towns and cities, striking a balance between serenity and convenience.

The property is ideally situated in the highly sought after village of Lympham. This offers semi-rural living while keeping you in close proximity to all the amenities and conveniences that this sought-after location has to offer. The beautiful village of Lympham lies six miles West of Axbridge and six miles South-East of Weston-super-Mare, close to the River Axe in Somerset. The nearby towns and villages have an abundance of local amenities just a short drive away and Lympham is surrounded by stunning country walks right on the doorstep. The excellent schooling in the area is a huge attraction and the three school system of firstly Lympham Pre-School or Weare First School, Hugh Sexey's and Kings of Wessex are favoured by many families in the area. Don't miss the opportunity to make this wonderful property your own—schedule a viewing today and see for yourself.

- A delightful three / four bedroom, detached, freehold, family home
- Private driveway providing valuable off street parking
- Super rear garden enjoying approximately Westerly facing aspects
- Three reception room and kitchen / breakfast room providing flexible living areas
- Pleasant outlook across to the Mendip hills
- Semi-rural positioning in Lympham with excellent transport links
- EPC rating - TBA, Council tax band- F





Accommodation

Entrance

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

Hallway

Wood effect laminate flooring, doors to ground floor rooms, radiator, ceiling light, spotlight cluster.

Shower Room

Tiled flooring and walls, low-level WC, mirrored wall light, wash hand basin over vanity unit, enclosed mains fed shower, heated towel rail, extraction fan, spotlight cluster.

Kitchen / Breakfast Room

Tile effect laminate flooring, a range of well presented wall and floor units with worktops and tiled splashbacks over, stainless steel double sink and drainer positioned under a UPVC double glazed bay style window, 'Range Master' six-burner cooker with extraction hood over, two integrated fridges, space and plumbing for appliances, UPVC double glazed door to the side of the property, radiator, ceiling spotlights, door to dining room, cupboard housing wall mounted gas fired boiler.

Dining Room

UPVC double glazed window overlooking the rear garden, radiator, wall and ceiling lights, opening to living area.

Living Room

Light and bright main living area with a UPVC double glazed sliding door onto rear garden, gas fireplace and decorative surround, radiator, wall and ceiling lights, opening to dining room.

Study / Bedroom Four

UPVC double glazed window to front, radiator, fitted wall units, ceiling spotlights, ceiling light.

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

Bathroom

A well presented main bathroom with tiled flooring and walls, enclosed mains fed shower, contemporary panelled bath, wash hand basin over vanity unit, low-level WC, fitted wall unit, mirror and light, heated towel rail, radiator, UPVC double glazed window, extraction fan, ceiling spotlights.

Bedroom One

Super double bedroom with a UPVC double glazed window offering a fantastic view over open countryside and the Mendip Hills beyond, part sloping ceilings, radiator, ceiling spotlights.

Bedroom Two

UPVC double glazed window, part sloping ceilings, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, fitted wardrobes and storage, part sloping ceilings, ceiling light.



Outside

Front

On approach to the property there is a sloping tarmac driveway providing valuable off street parking, another level tarmac driveway, slab patio area, steps down to a blocked paved pathway leading to the entrance door and side access to the rear, raised shrub areas.

Rear

A private and enclosed garden enjoying approximately Westerly facing aspects and tremendous sunsets, mostly laid to lawn with gravelled pathways in areas, a slab patio area, idyllic for entertaining, mature trees and shrubs at the borders, two storage sheds and greenhouse, outside light and water supply.

Services

TBA.

Please Note

The property is currently served by a private drainage system. However, the vendor's are in the process of connecting the sewage system to mains drains. Please enquire for more information on this point.

Tenure

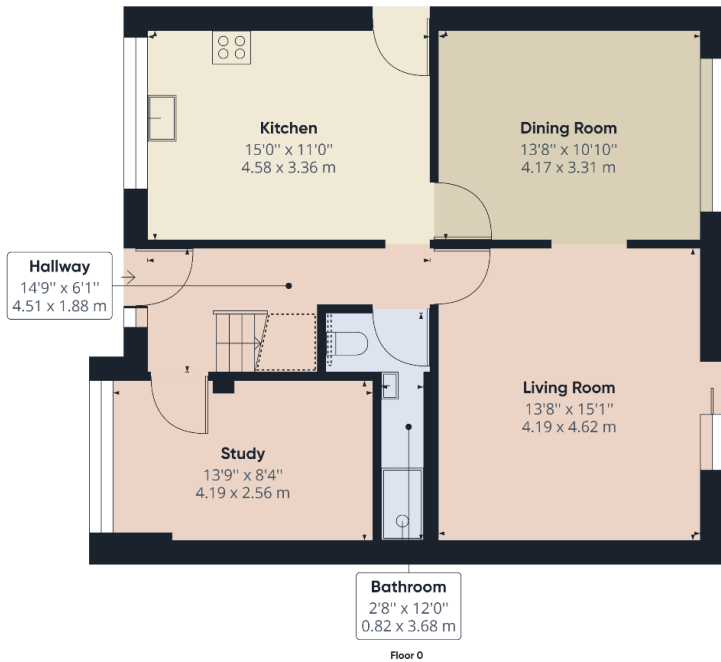
Freehold.











Approximate total area⁽¹⁾
763.89 ft²
70.97 m²

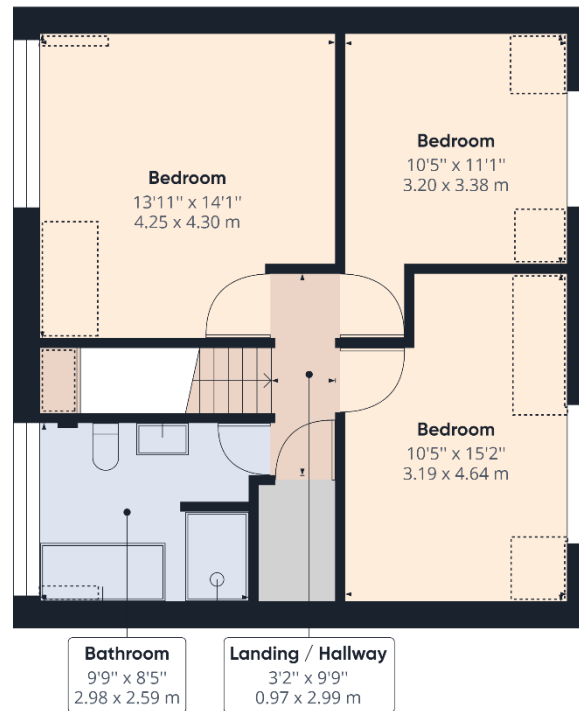
Reduced headroom
12.31 ft²
1.14 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾
598.57 ft²
55.61 m²

Reduced headroom
52.19 ft²
4.85 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	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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