



7 Montpelier, Weston-super-Mare, North Somerset, BS23 2RH



DAVID PLAISTER

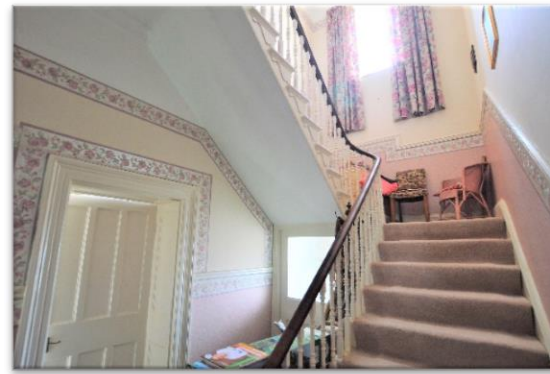
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

7 Montpelier, Weston-super-Mare, North Somerset, BS23 2RH

£825,000

- POTENTIAL, POTENTIAL, POTENTIAL! A 'top drawer' investor's delight
- A large, freehold, detached, period property with development potential
- Planning permission for conversion to five spacious apartments plus an additional attached new build block of eight apartments
- Located in a privileged, elevated, hillside position
- Opportunities like this do not surface very often!
- EPC Rating F36 (Not suitable for letting as is)
- Council Tax Band D

AN INVESTOR'S DELIGHT! Offering tremendous potential, this 'top drawer' period property offers an abundance of opportunities and is located within a privileged, elevated, hillside position, boasting superb views over Weston-super-mare and the hillside beyond. This freehold property offers superb development potential and has planning permission in place for conversion to five spacious apartments plus an additional attached new build block of eight apartments. The characterful property currently comprises one living room, one dining room, a study, kitchen/breakfast room, a pantry, one master bedroom with an en-suite bathroom, one family bathroom and four further bedrooms on the first floor. The basement contains two storerooms, a bathroom, four basement rooms and a shed. Homes nestled within Weston's hillside are most desirable, and the area offers many attractive characteristics to prospective residents. The town centre of Weston-super-Mare is within reach and provides a variety of amenities including shops, cinema, theatre, doctor's surgeries, and dentists. The popular Seafront and promenade are also close by. For the commuter, Junction 21 is accessible which provides easy access to the M5 motorway. Weston train station provides excellent transport links to most major towns and cities, and the nearby bus service provides connection to most areas of the town and outlying districts. EPC Rating F36, Council Tax Band D.



Accommodation

Ground Floor

Entrance Porch

Entrance Hallway

Living Room 4.52m x 5.46m (14'10" x 17'11")

Dining Room 5.17m x 4.65m (17' x 15')

Study 4.11m x 2.47m (13'6" x 8'1")

Kitchen/Breakfast Room 3.77 (12'5") maximum x 5.96m (19'7")

Pantry

First Floor

Landing

Master Bedroom 4.11m (13'6" maximum x 5.38m (17'8"))

En-suite Bathroom

Bathroom

Bedroom 4.11m (13'6") x 2.47m (8'1") Plus Bay

Bedroom 4.54m x 3.95m (14'11" x 12'1")

Bedroom 3.30m x 3.05m (10'10" x 10")

Bedroom 4.24m x 4.57m (13'11" x 15')

Basement

Hall

Store

Bathroom

Basement Room 3.64m x 3.40m (11'11" x 11'2")

Basement Room 4.04m x 2.15m (13'3" x 7'1")

Basement Room 4.54m x 5.40m (14'11" x 17'9")

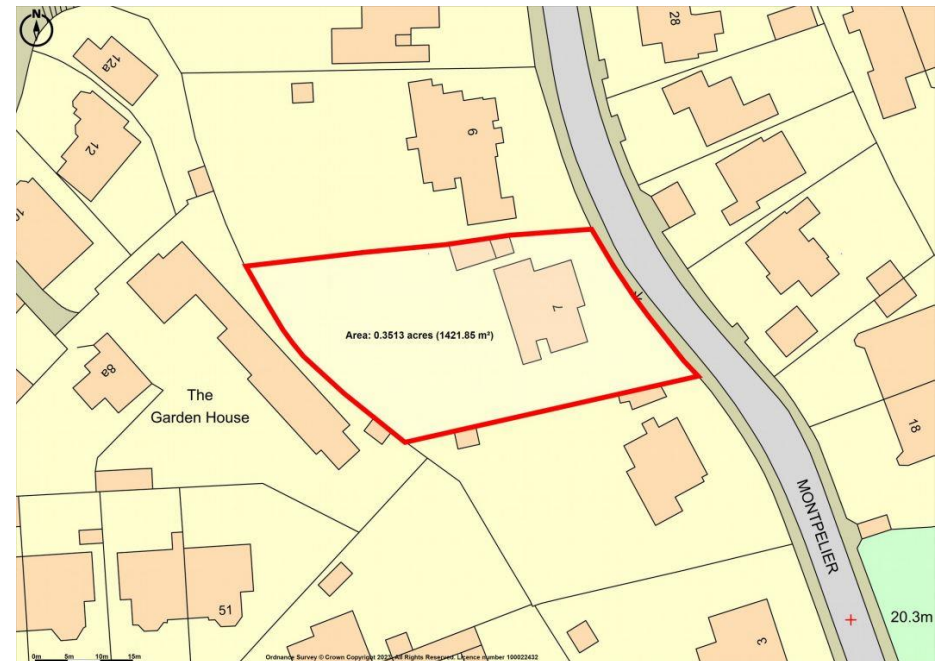
Basement Room 5.05 (16'7") x 4.48m (14'8") maximum

Store

Shed 2.53m x 2.30m (8'4" x 7'7")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		





Total area: approx. 316.6 sq. metres (3408.0 sq. feet)

PLANNING PERMISSIONS 2332/86 AND 0701/87 AT 7 MONTPELLIER, WESTON-SUPER-MARE.

I write to you with regard to the above planning permissions and further to the letter sent by Claire Powell dated 13 August 2003.

I can confirm that the permission reference 0701/87 was amended by letter dated 17 February 1989 to a scheme comprising conversion of the existing house into five self-contained flats and erection of eight flats as an extension. This relates to drawing numbers A30.8.88/1/2/3 and 4, 2 issue B 19.11.88.

Our records indicate that the development was begun within five years of the granting of outline permission 2332/86 or three years of the approval of reserved matters under 0701/87. Therefore the development may be continued in accordance with the approved plans provided that all conditions relating to the above applications have been satisfied.

I trust this answers your enquiry.

Yours sincerely

Andrew Stevenson
Senior Planning Officer



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.

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