



63 & 63a Severn Road, Weston-super-Mare, North Somerset, BS23 1DR



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 63 & 63a, Severn Road, Weston-super-Mare, North Somerset, BS23 1DR

£240,000

An exciting opportunity to acquire a fantastic mixed use, freehold, end of terrace property situated in the popular South Ward area of Weston-super-Mare. The property comprises a ground floor commercial unit which is currently let and has been recently refurbished so is well presented, a first floor, two bedroom apartment with its own private entrance, PLUS a two storey terraced workshop and former garage to the rear. An excellent investment prospect, viewing is highly recommended. Severn Road is located within easy reach of the town centre and shares all the amenities associated with a busy seaside town with a selection of shopping, leisure and school facilities close to hand. For the commuter Junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station providing fast, easy access to all major parts of the country. Bristol International Airport is approximately a thirty-minute drive away and a regular bus service provides access to most areas of the town and outlying districts. Commercial EPC Rating C66, Residential EPC Rating D62, Business Rates may apply, Council Tax Band A.

- Mixed use, freehold, end of terrace property
- A ground floor commercial unit, currently let
- Recently refurbished on the ground floor and well presented throughout
- A first floor, two bedroom apartment with its own private entrance
- Within reach of local amenities and seafront
- A two storey terraced workshop and former garage to the rear



# Accommodation

## Ground Floor Commercial Unit

### Main Trading Area

A light and bright main trading area with an entrance door and shopfront, wood effect laminate flooring throughout, UPVC double glazed window to the rear, various radiators, exposed steel beam features, air-conditioning unit, ceiling lights.

### Rear Saff Area

UPVC double glazed window, doors to staff room, W/C facilities and treatment room, radiator, a range of well presented wall and floor units with a stainless steel sink and drainer, opening to main trading area, ceiling light.

### Treatment Room

UPVC double glazed window, wash hand basin, radiator, spotlight track.

### Staff Room/Kitchen

A range of wall and floor units with a stainless steel sink and drainer, space and plumbing for appliances, ceiling light, composite door leading to rear courtyard area.

### Cloakroom

Low level W/C, wash hand basin and pedestal, wall mounted gas fired boiler, extraction fan, ceiling light.

### Rear Courtyard

Enclosed by stonewalling, gated access onto the rear alleyway.

### First Floor Apartment

A private timber single glazed entrance door into hallway.

### Hallway

Stairs rising from entrance hallway to first floor landing, radiator, under stairs storage cupboard, ceiling light.

### Landing

Split level landing with a timber framed, single glazed sash window, doors to rooms, radiator, roof, access hatch, ceiling light.

### Kitchen/Breakfast Room

A range of wall and floor units with worktops and tiled splashbacks over, two UPVC double glazed windows, fitted storage cupboard housing wall mounted gas fired boiler, four-ring electric hob with double oven and extraction hood over, stainless steel sink and drainer, space and plumbing for appliances, radiator, ceiling spotlights.

### Bathroom

Low level W/C, panelled bath with electric shower and glass screen over, wash hand basin and pedestal, heated towel rail, UPVC double glazed window, extraction fan, ceiling light.

### Bedroom One

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

### Bedroom Two

UPVC double glazed window, radiator, ceiling light.

### Living Room

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

### Please Note

To the side of the property there is a shared driveway owned by a neighbouring property, with a right of access leading to the side and rear.

### Former Garaging/Workshop/Storage

To the rear of the property, there is a two storey mid-terraced workshop/former garage ideal for storage or potential for further development subject to planning permission and building regulation approval.

### Tenure

Freehold.

### Services

Mains gas, electricity, water, drainage.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 1721.34 ft<sup>2</sup>  
 159.92 m<sup>2</sup>

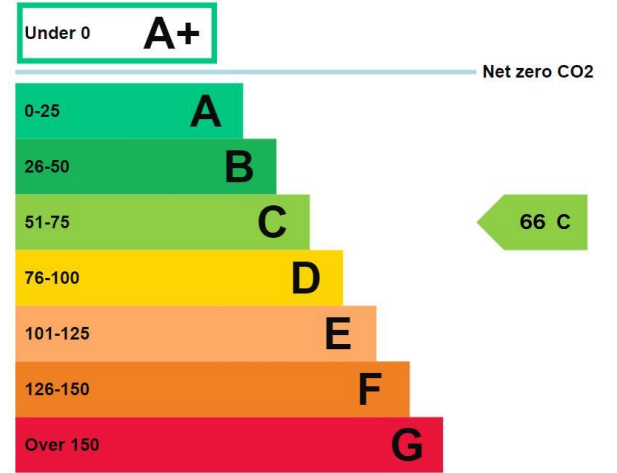
Reduced headroom  
 4.28 ft<sup>2</sup>  
 0.40 m<sup>2</sup>

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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.

DAVID  
**PLAISTER**

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12 South Parade, Weston-super-Mare,  
 North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk