



Burlington Street, Weston Super Mare, BS23 1RN

£200,000

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Saxons are pleased to offer this elegant early Victorian Villa situated within a central town position which is currently let at £950 PCM. The accommodation is so deceptively spacious that only when viewing can the property be fully appreciated. There is a south facing garden to the front and a rear courtyard area. Four reception rooms are complimented by four bedrooms on the first floor.



## AGENTS NOTE

Please note these photos were taken prior to the property being let and the conditions of the property have differed since. These are purely to illustrate the property. The property is currently let for £950 PCM which equates to £11,400 per annum.

## ENTRANCE HALL

Via original front door. Side aspect windows. Smooth plastered ceiling. Stone flooring. Step with brass edge. Door with obscure glazed window to main entrance hall.

## MAIN ENTRANCE HALLWAY

High level smooth ceiling. Tiled flooring. Original architrave. Double radiator. High level cupboard housing fuse box. Original staircase rising to first floor. Smoke alarm. Doors to all main ground floor rooms.

## SITTING ROOM

**13'2" x 12'5" (4.01m x 3.78m)**

Front aspect uPVC double glazed window. High level papered ceiling. Double radiator. Arc display recess to side of chimney breast. Feature chimney breast with original open fire place with tiled back surround and hearth. TV point. Telephone point.

## FAMILY ROOM

**12'5" x 11'3" (3.78m x 3.43m)**

Rear aspect uPVC double glazed window. High level smooth plastered ceiling. Double radiator.

## DINING ROOM

**13'1" x 12'8" (3.99m x 3.86m)**

Dual aspect uPVC double glazed windows. High level smooth plastered ceiling. Feature open fireplace with tiled surround hearth and back. Double radiator. Feature square opening to kitchen/breakfast room.

## MODERN KITCHEN/BREAKFAST

**13'6" x 11'9" (4.11m x 3.58m)**

Rear aspect uPVC double glazed window. High level smooth plastered ceiling. Fitted with a range of vanilla fronted eye and base level units with rolled edge marble effect worktop surfaces over. Space for free standing cooker with stainless steel extractor canopy and fan over. Space for low level appliance. Inset single bowl stainless

steel sink with mixer tap and drainer. Tiled flooring. Further original door returning to entrance hall and door leading to utility/boiler room. Double radiator. Smoke detector.

## G/FLOOR SHOWER/CLOAK ROOM

**7'4" x 5'3" (2.24m x 1.60m)**

Rear aspect obscure uPVC double glazed window. Smooth plastered ceiling. Comprising low level WC, walk in shower cubicle with wall mounted electric shower and wall mounted wash hand basin. Under stairs storage cupboard. Heated towel rail. Fully tiled walls. Extractor. Tiled flooring.

## UTILITY/BOILER ROOM

Obscure half panel glazed door to rear court yard and parking area. Sloping smooth ceiling. Fully tiled flooring. Work top with space beneath for washing machine and further appliance space. Wall mounted combination Ariston boiler.

## FIRST FLOOR

Rear aspect uPVC double glazed window at half turn point of staircase.

## LANDING

Papered ceiling with two ceiling light points. Doors to all main rooms. Original architrave. Loft access. Smoke alarm.

## BEDROOM ONE

**13'1" x 12'8" (3.99m x 3.86m)**

Front aspect uPVC double glazed windows. Papered ceiling. Original architrave. Double radiator. TV point.

## BEDROOM TWO

**12'9" x 11'4" (3.89m x 3.45m)**

Front aspect uPVC double glazed window. Papered ceiling. Original architrave. Double radiator.

## BEDROOM THREE

**12'5" x 11'10" (3.78m x 3.61m)**

Rear aspect uPVC double glazed windows. Smooth plastered ceiling. Double radiator.

## BEDROOM FOUR

**12'4" x 11'3" (3.76m x 3.43m)**

Rear aspect uPVC double glazed window. Smooth plastered ceiling. Double radiator.

## FAMILY BATHROOM

**8'7" x 5'3" (2.62m x 1.60m)**

Front aspect obscure uPVC double glazed window. Smooth plastered ceiling. Comprising panel enclosed bath and electric wall mounted shower over with fitted bi fold screen, low level WC and pedestal hand wash basin. Heated towel rail. Fully tiled walls. Tiled flooring.

## OUTSIDE

### TO THE FRONT

To the front meadow villas is accessed via Burlington Street. There is a pedestrian pathway which leads to the front of the property, gate to the front and side, the side gate runs along the length of this Victorian property, panel enclosed to the front and side with hedging providing screening to the west boundary, slab pathway which runs the length of the panel fencing and indeed to the front door, this pathway does give access to the side and rear of the property itself. the remainder of the frontage has lawn to either side of the main pathway to the front door with deep filled flower/boards, climbing rose set to one side of the entrance vestibule and hedging to the sides.

### TO THE REAR

Rear of the property is enclosed on all sides by walling, laid to concrete and slab and has been left as a blank canvas offering a multitude of options to the purchaser, there are high level rendered walling offering a degree of privacy, outside water tap, further pedestrian gate which gives access to a lane running to the side of Orchard Street, courtesy lighting and access back to the property itself via the utility/boiler room.

## DIRECTIONS

From our Weston office on the Boulevard proceed away from the seafront, at the second set of traffic lights turn right into Alfred Street and then take the second right hand turning into Burlington Street.

## MONEY LAUNDRY REGULATIONS 2012

Intending purchasers will be asked to produce identification, proof of address and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.

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