24 MONTPELIER, WSM BS23 2RH

£390,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- ATTRACTIVE 1950'S DETACHED
- THREE RECEPTION ROOMS
- ELEVATED POSITION WITH VIEWS
- PRETTY GARDENS WITH VIEWS
- CONSERVATORY
- DOUBLE GARAGE

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THE PROPERTY

This impressive three bedroom detached house occupies an elevated position in Montpelier, a tree lined avenue with easy access to the Boulevard and Weston sea front.

An elegant 1950's detached house set in a pretty enclosed rear garden with a stunning upvc conservatory.

The well-presented accommodation has been extended over the years and now comprises of 3 receptions a spacious well fitted kitchen and a cloakroom.

On the first floor there are three bedrooms, one with an ensuite shower room and a separate bathroom.

The house enjoys unobstructed views to both the front and rear and enjoys the advantage of both gas central heating and double glazing. Situated with access to railway station, beach and woodland walks

There is a double garage with electronically operated roller door.

DOUBLE GLAZED ENTRANCE PORCH

via upvc entrance door with tiled flooring.

ENTRANCE HALL

A fine introduction to the house with LVT flooring radiator and storage.

ELEGANT LOUNGE

13' 5" x 12' 7" (4.09m x 3.84m) a beautifully presented reception room with a feature upvc double glazed bay window with a fine open aspect. An open fire place with an inset coal effect living flame fire. Radiator and twin doors to the ....

DINING ROOM

12' x 10' 9" (3.66m x 3.28m) Double radiator and double glazed sliding patio doors to the....

CONSERVATORY

22' x 9' 8" (6.71m x 2.95m) a delightful upvc double glazed addition to the accommodation with tiled flooring, concealed radiator and twin French doors leading into the garden.

STUDY

12' x 7' 9" (3.66m x 2.36m) with laminate flooring and a radiator.

CLOAKROOM

with low flush WC, wash basin and concealed gas fired boiler.

KITCHEN/BREAKFAST ROOM

17' x 7' 8" (5.18m x 2.34m) an extension to the original house with dual aspect including a feature bay window with unobstructed views across the town.

Well fitted with an extensive range of built in units with ample 'butchers block' working surface areas. Inset one and a half bowl enamel sink unit, four ring Zanussi gas hob and a matching oven, space for a dishwasher and concealed radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' 3" x 10' 9" (3.73m x 3.28m) with a radiator and pleasant rear garden outlook which extends towards the Mendip Hills.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, wash basin, WC, radiator and extractor fan.

BEDROOM 2

13' 10" x 10' 8" (4.22m x 3.25m) including a feature bay window with glorious views including some channel glimpses. Radiator and TV point.

24 MONTPELIER, WESTON-SUPER-MARE, BS23 2RH

BEDROOM 3

8' 1" x 6' 8" (2.46m x 2.03m) with similar views and a radiator.

BATHROOM

with panelled bath and Triton shower unit, WC, wash basin, radiator and built in Airing cupboard.

OUTSIDE

Steps to a landscaped front garden with terraced sun trap patio areas and well stocked borders. Double garage with up and over door, power, light and electronically operated roller door.

The rear garden is enclosed and laid mainly to lawn with a small patio area and well stocked shrub/flower beds, side access.
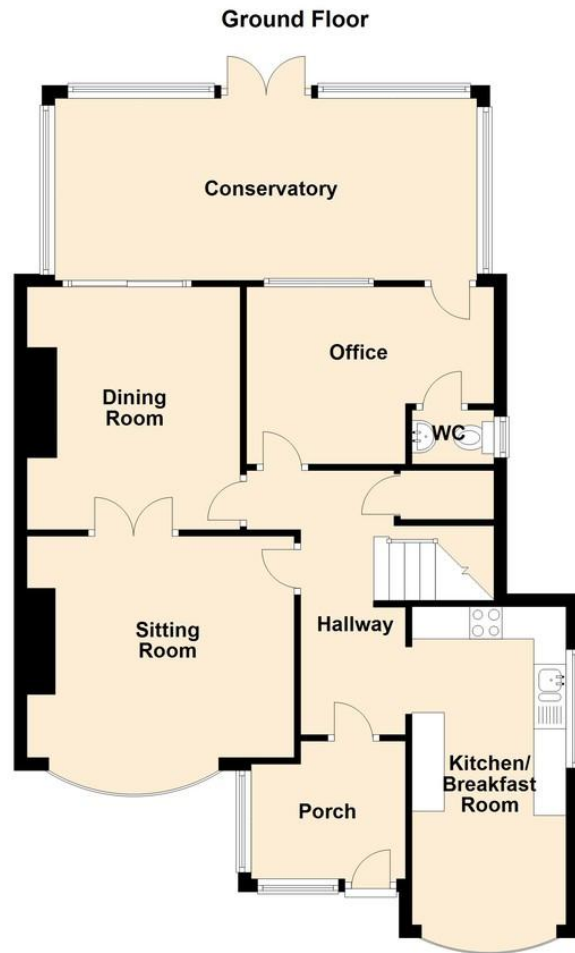
TENURE

Freehold

Council Tax:
Band E
Local Authority:
North Somerset

Ground Floor

Conservatory

Dining Room

Office

WC

Sitting Room

Hallway

Porch

Kitchen/ Breakfast Room

First Floor

Bedroom

En-suite

Bathroom

Landing

Bedroom

Bedroom

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Score	Energy rating		Current	Potential
92+	A			
81-91	B			81 | B
69-80	C		71 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

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