



 **3**
Bedrooms

 **1**
Bathroom



This truly versatile detached bungalow has to be viewed internally to be fully appreciated. It is located within an exclusive small private development of individual detached residences on the sought after Bleadon Hill. The property is prime to reimagine and develop/extend accordingly, subject to necessary planning permission. (Expired planning permission for a 5 bed dwelling can be seen). Its most appealing aspect are the unobstructed panoramic views across Bristol Channel and over the Somerset Levels and across to the Welsh Coastline .



The property boasts 3 double bedrooms (one currently used as a study/studio and one with an ensuite) as well as a converted attic space with an ensuite. There is a through lounge diner with a sun lounge off, all enjoying the spectacular views. The fitted kitchen offers a small porch and there is a ground floor family bathroom. Beneath the bungalow there is a garage with a toilet and plumbing for a shower and beyond a utility room with rear external door offering an ideal home office/studio space. There is also considerable extra cellar storage space on the lower ground floor. The property is surrounded on all sides by garden areas on several levels, including a patio and decked area and a carport on the drive that can take 3 to 4 cars.

Bleadon Hill stands just South of Weston and is convenient for M5. Local amenities include shops, schools, post offices and village pubs in Bleadon and nearby Uphill and Oldmixon, with a regular bus service available for Weston Super Mare town centre if required. Simply a rare opportunity to acquire the most unusual property with enormous potential.

advised that there are solar panels to the property that are owned outright. All documentation relating to these will be provided to the seller's solicitors in readiness to be provided to a purchaser's solicitors for approval.

- **Detached Bungalow**

- **3 Bedrooms Plus Attic Space & En Suite**

- **Council Tax Band E/EPC Rating D**

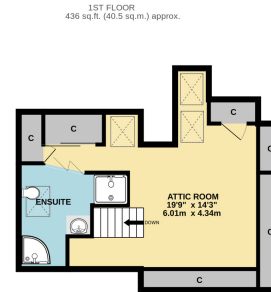
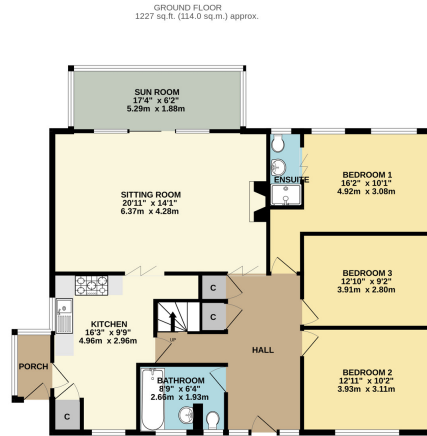
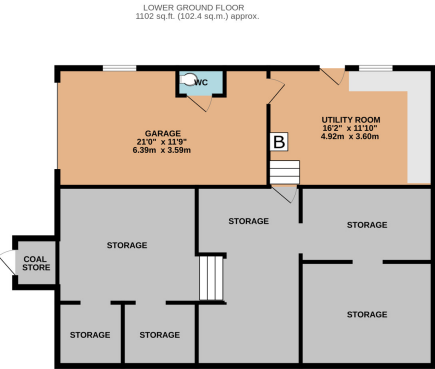
- **Superb Views**

- **Drive, Garage and Additional Storage**

- **Private Development**







TOTAL FLOOR AREA : 2765 sq.ft. (256.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 