



**40 Swiss Road, Weston-Super-Mare, BS23 3AZ**

**Guide Price £175,000**

- Victorian Semi Detached House For Sale at Auction
- Large Lounge/Diner
- In Need of Complete Refurbishment
- Buyer Fee Applies
- Auction Date – Wednesday 22nd April 2026
- Kitchen/Breakfast Room
- Great Potential
- Sales Pack on Request

# 40 Swiss Road, Weston-Super-Mare BS23 3AZ

Rachel J Homes is pleased to market this Victorian Semi Detached House, enjoying a corner plot and ideally situated close to the Town Centre and has lots of potential for improving and renovating. If you are looking for your next project, make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Large Lounge/Diner, Kitchen/Breakfast Room, Four Double Bedrooms, Bathroom, Separate WC, Utility, Office, Large Front Garden, Courtyard Rear Garden, Off Road Parking for Several Vehicles. Added benefits of this property include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: D



### **Vestibule**

Upvc Double glazed entrance door, wood and glass door into;

### **Entrance Hallway**

Radiator, under stairs storage cupboard, hatch to cellar, stairs to first floor, doors off to all rooms.

### **Lounge / Diner**

10.14 x 5.61 (33'3" x 18'4")

Dual aspect Upvc Double glazed windows to front and side, fire place, two radiators, laminate flooring, window seat, serving hatch.

### **2nd Reception Room**

4.28 x 2.51 (14'0" x 8'2")

Upvc Double glazed windows to front, radiator, laminate flooring.

### **Kitchen / Breakfast Room**

4.43 x 3.77 (14'6" x 12'4")

Upvc Double glazed window and door to rear, range of wall and base units with work surface over and tiled splash back, space for range cooker, washing machine and undercounter fridge, wall mounted boiler, stainless steel sink and drainer, breakfast bar, tiled floor.

### **Stairs and Landing**

Loft hatch, radiator, doors off to all rooms

### **Bedroom 1**

5.73 into bay x 4.46 (18'9" into bay x 14'7")

Upvc Double glazed bay window, radiator, fireplace, laminate flooring.

### **Bedroom 2**

4.49 x 3.72 (14'8" x 12'2")

Upvc Double glazed window to front, radiator.

### **Bedroom 3**

4.61 x 2.97 (15'1" x 9'8")

Dual aspect Upvc Double glazed windows to front and side, radiator.

### **Bedroom 4**

3.56 x 2.69 (11'8" x 8'9")

Upvc Double glazed window to side, radiator.

### **Bathroom**

4.34 x 2.62 (14'2" x 8'7")

Upvc Double glazed window to rear, corner shower cubicle with electric shower, wash hand basin set into vanity unit, low-level W/C, corner bath, tiled floor, radiator, tiled walls.

### **Separate W/C**

3.10 x 0.99 (10'2" x 3'2")

Upvc Double glazed window to rear, low level W/C, wash hand basin, radiator, part tiled walls.

### **Utility**

Brick structure, polycarbonate roof, Upvc Double glazed door to;

### **Office**

2.08 x 3.57 (6'9" x 11'8")

Upvc Double glazed window and door to front driveway, tiled floor, loft access.

### **Courtyard Rear Garden**

Enclosed by wall, laid to slabs, raised planter.

### **Front**

Enclosed by low wall, laid to decorative gravel with raised planters.

### **Off Road Parking**

Enclosed by gates with parking for several vehicles.

### **Auction Additional Information**

Traditional T&C's

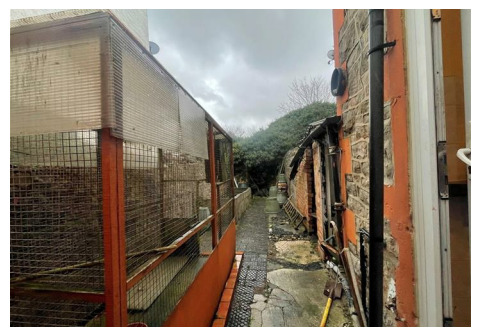
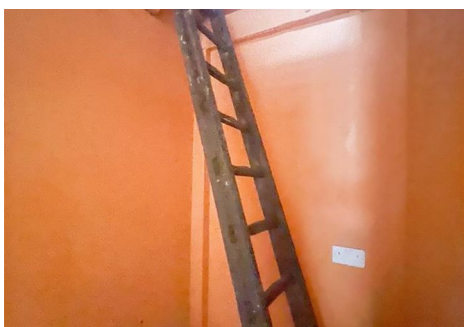
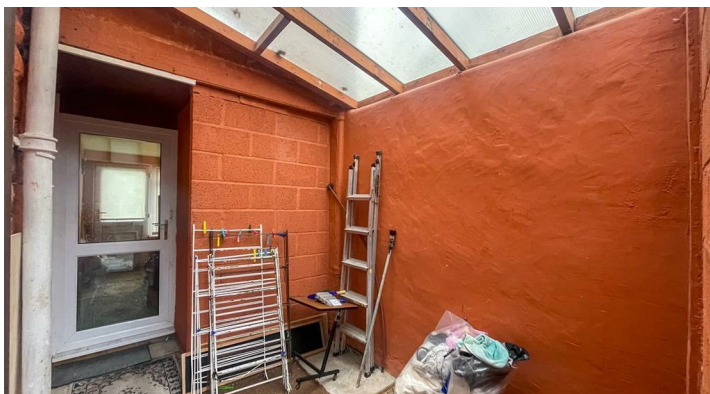
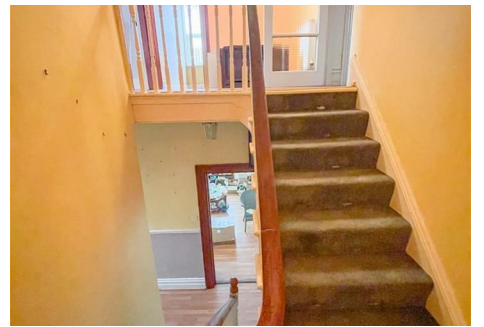
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be

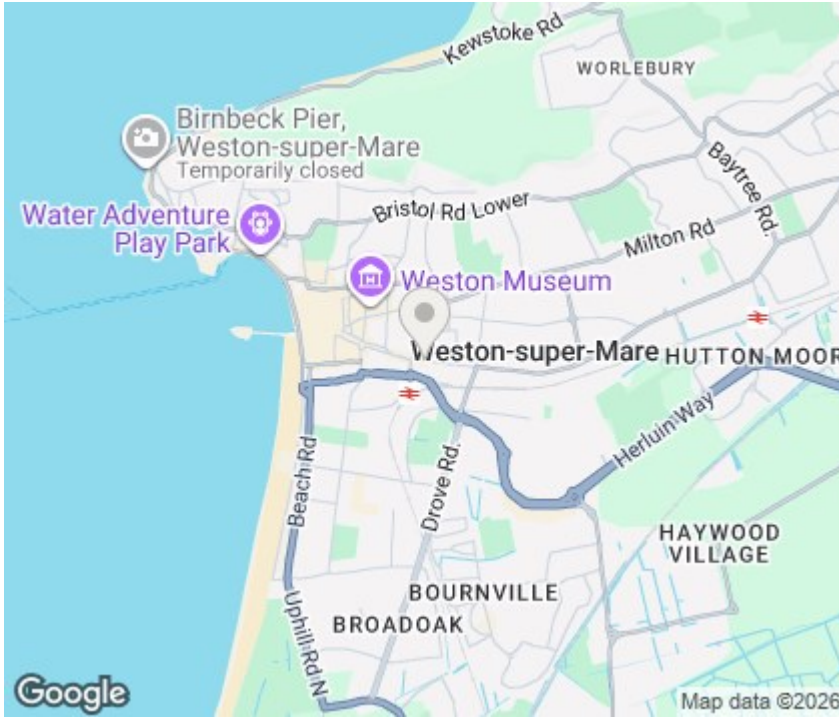
considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

