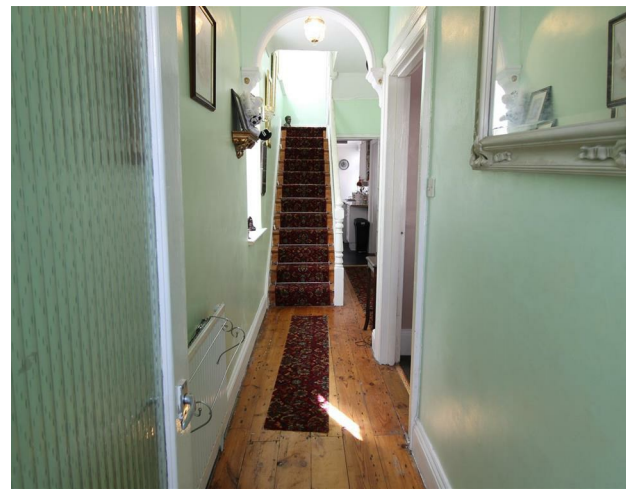
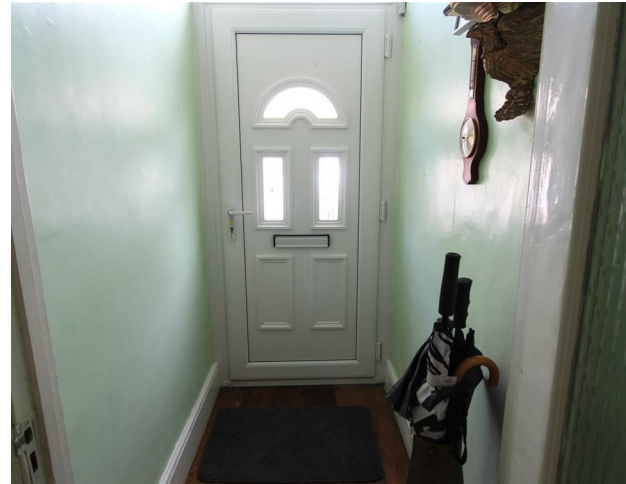


Moorland Road, Weston-Super-Mare, BS23 4HN

£315,000



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£315,000

Council Tax Band: B

Welcome to this charming property located on Moorland Road in the picturesque town of Weston-Super-Mare. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms and 2 bathrooms, there is ample space for the whole family to enjoy.

Steeped in history, this pre-1900 property exudes character and charm, offering a unique living experience. Spanning across 1,281 sq ft, there is plenty of room to make this house your home.

Convenience is key with parking available for 2 vehicles, ensuring you never have to worry about finding a spot after a long day. Additionally, being located near the seafront, you can enjoy leisurely strolls along the coast and breathe in the fresh sea air whenever you please.

Don't miss out on the opportunity to own this wonderful property in Weston-Super-Mare. Book a viewing today and envision the endless possibilities that this house has to offer.

### Porch

4'11" x 3'5" (1.52 x 1.05)

uPVC front door with double glazed panels. Tile floor. To the front of the property. uPVC double glazed windows. Radiator.

### Hall

6'10" (max) x 25'0" (2.09 (max) x 7.63)

Wood flooring. Two radiators. uPVC double glazed windows. Glazed wooden door to porch area.

### Lounge

10'2" x 13'10" (3.11 x 4.24)

Bay fronted with uPVC double glazed windows. Wood burner. Feature fire place with tile hearth. Radiator.

### Dining Room

7'8" x 14'11" (2.35 x 4.55)

uPVC double glazed windows. Feature fireplace with tile hearth.

### Kitchen

14'3" x 6'10" (4.35 x 2.09)

Wall and floor mounted storage units. Gas hob. Electric oven. Stainless steel sink and drainer. uPVC double glazed windows. Radiator. Lots of work surface space.

### Bathroom

6'11" x 6'10" (2.13 x 2.09)

P shape bath with shower over. Low level WC. Basin on pedestal. Tiled walls. Frosted uPVC double glazed windows.

### Landing

Two uPVC double glazed windows. Radiator. Stairs to attic rooms.

### Bedroom 1

14'0" x 13'11" (4.27 x 4.26)

To the front of the property. uPVC double glazed windows. Radiator.

### En Suite

Part tile walls. Low level WC. Bidet. Basin.

### Bedroom 2

8'2" x 14'7" (2.50 x 4.47)

To the rear of the property. uPVC double glazed windows. Radiator.

### Bedroom 3

6'11" x 8'11" max (2.12 x 2.73 max)

uPVC double glazed windows. Radiator.

### Shower Room

Low level WC. Basin. Shower cubicle. Tiled walls. Frosted uPVC double glazed windows.

### Attic room 1

7'8" x 13'6" (2.35 x 4.12)

To the front of the property. uPVC double glazed windows.

### Attic Room 2

7'10" x 12'9" (2.41 x 3.89)

To the rear of the property. uPVC double glazed window.

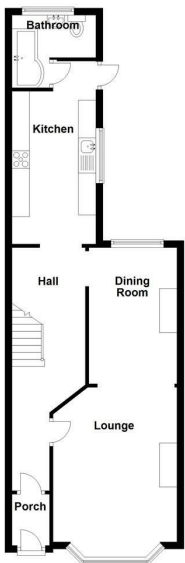
### Rear Garden



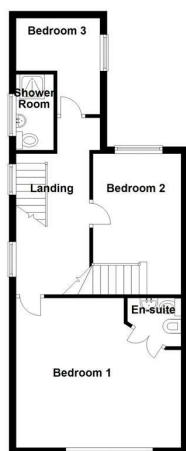




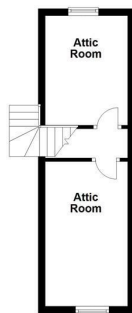
**Ground Floor**  
Approx. 57.3 sq. metres (617.1 sq. feet)



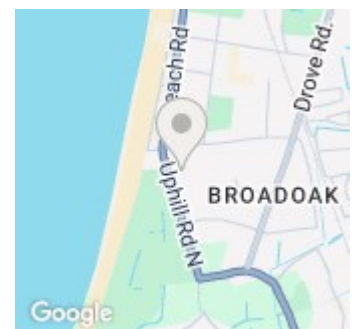
**First Floor**  
Approx. 47.4 sq. metres (509.7 sq. feet)



**Second Floor**  
Approx. 21.2 sq. metres (228.5 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)



**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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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	