



debbie fortune
ESTATE AGENTS



No 1 Radford Villa

Weston-super-Mare



No 1 Radford Villa, 8 Upper Kewstoke Road, Weston-super- Mare, BS23 2ER £450,000

- Grade II listed character residence overlooking Birnbeck Pier
- Two bedrooms both with en suites
- Living room, kitchen / dining room, utility room, downstairs WC
- Private courtyard to rear and access to shared garden with seating areas
- One allocated parking space and two shared visitor spaces
- Stunning sea views from Brean Down to Birnbeck Pier

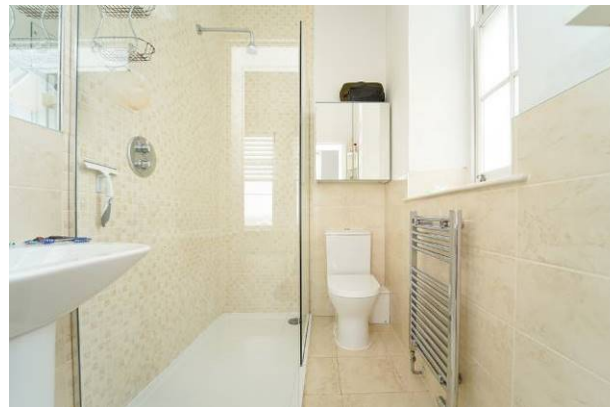
Stunning two-bedroom Grade II listed character residence with private courtyard and one allocated off road parking space, enjoying an additional shared garden and fantastic sea views from Brean Down across to Birnbeck Pier.

SITUATION

The town centre of Weston-super-Mare is just a short drive away and amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. The M5 is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low-cost flights, both national and international. The countryside is well known for its beauty and offers a variety of community pursuits within a short drive.

DIRECTIONS

Travelling into Weston-super-Mare from Worle, continue along Queens Way and follow this road straight through to almost the end, but turning off into Anson Road on the left-hand side. At the junction, take the right-hand turn into Kewstoke Road, and continue on this road which follows on into Upper Kewstoke Road. Radford Villa can then be found shortly on your left-hand side.



DESCRIPTION

We are delighted to offer this Grade II listed residence with a private courtyard and allocated off road parking space. There are also fantastic sea views from Brean Down across to Birnbeck Pier, which is sure to impress, particularly at sunset.

The highest standard of décor has been achieved here by the current owners, who have been in situ for 2½ years. We feel this really complements the character of the building, particularly with the tall windows in the living room and master bedroom, and the high coved ceilings. There is also a wonderful wood burner in the living room, perfect for cosy evenings.

As well as being a practical and spacious home, 1 Radford Villa is also within a walk of the town centre and sea front. This includes the Sovereign Shopping Centre, Odeon cinema, the Grand Pier and many other amenities, restaurants and pubs. If you would prefer a country walk however, there are also the nearby coastal paths at Brean Down and Sand Point. Full accommodation comprises; Entrance hallway, inner hallway, downstairs WC, living room, kitchen / dining room, utility room, master bedroom with en suite shower room, second bedroom with en suite bathroom.

There are also two visitor parking spaces in the communal car park to the front.

With all these wow factors, 1 Radford Villa is sure to be a popular choice, so give us a call now to arrange your appointment to view.

To the front Radford Villa overlooks the sea from Brean Down to Birnbeck Pier. There is communal car parking with one allocated space for the property and two visitor spaces shared between the other residences.

The courtyard garden is private paved with gated surround and wood store.

The Communal garden has a path that leads to the rear of Radford Villa which then opens out to a terrace style garden laid mostly to patio and gravelled areas. There are three levels with areas for seating bordered by hedging and shrubs.

PROPERTY INFORMATION

Tenure - Leasehold 250yrs remaining, service charge £208.00 pcm, £175 a year ground rent (Split twice a year).

Council tax band – E

EPC rating - G (under review)

Our vendor says... We have been at number 1 for 2½ years now, and have carried out décor works here to the highest standard. It has a beautiful feel to it summer and winter alike, and we particularly love the high ceilings, feeling of space and incredible light. We have really lovely neighbours here as well. However, we need to be closer to family now and so we have decided that it's time to move on.

We have noticed... This Grade II listed residence has stunning coastal views from its traditional living room with log burner and spacious master bedroom. If you are looking for something with a grand elegance and plenty of spots to relax and enjoy those sunsets over the sea, this has got to be the one!





Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MEASUREMENTS

ENTRANCE HALL	12' 6" x 9' 3" (not into cupboard) (3.81m x 2.82m)
DOWNSTAIRS WC	7' 1" x 3' 5" (2.16m x 1.04m)
LOUNGE	16' 3" x 18' 08" ceiling into bay (4.95m x 5.69m)
KITCHEN	15' 7" x 9' 8" (4.75m x 2.95m)
UTILITY ROOM	6' 8" x 5' 10" max (2.03m x 1.78m)
INNER HALLWAY	12' 7" x 5' 8" (3.84m x 1.73m)
FIRST FLOOR LANDING	7' 1" x 9' 2" OVER STAIRS " (2.16m x 2.79m)
MASTER BEDROOM	15' 6" x 16' 4" max (4.72m x 4.98m)
EN SUITE SHOWER	6' 9" x 4' 8" (2.06m x 1.42m)
BEDROOM 2	14' 4" x 10' 0" (4.37m x 3.05m)
EN SUITE BATHROOM	6' 7" x 6' 4" (2.01m x 1.93m)

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