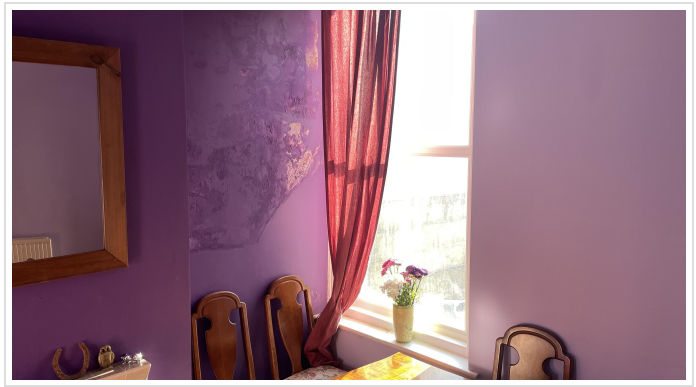


4 Bed End Of Terrace In George Street Weston-Super-Mare, Weston-Super-Mare, BS23 3AT

£245,000





## SHORT DESCRIPTION

Property Ref: 16772 Owner occupied. A spacious Victorian townhouse with skyline views, highly flexible accommodation, private parking capacity and substantial storage space, positioned within a well-connected Weston-super-Mare location close to local amenities and transport routes. The property has been successfully used for long-term owner occupation alongside established guest accommodation use over recent years, benefiting from strong broadband connectivity, adaptable room layouts and practical multi-use living arrangements suited to modern hybrid working patterns. Accommodation is currently arranged as three principal bedrooms across the upper floors, with an additional ground-floor reception room positioned directly from the main entrance hallway. This room has historically been used flexibly as either an additional bedroom or reception space depending on household requirements, providing buyers with adaptable layout options for guest accommodation, home working or traditional living use. As part of the property's previous live-in holiday accommodation arrangement, three bedroom doors include independent locks, supporting privacy and flexible guest use configurations. Large windows throughout provide strong natural light across the property, while the elevated rear outlook offers attractive rooftop and skyline views across Weston-super-Mare. Two original Victorian sash windows remain within the property. One upper-floor sash window remains operational, while another was historically painted sealed prior to the current ownership. A substantial loft storage area is accessible within the upper section of the property and includes insulation, boarded flooring, lighting and extensive storage access beneath the rear eaves. The space provides significantly greater storage capacity than commonly found within comparable Victorian properties. Private Parking And Resident Permit Advantages Parking provision is an unusually strong feature for this part of Weston-super-Mare. The property benefits from garage parking alongside additional rear parking access, with practical capacity for multiple vehicles depending on arrangement and vehicle size. In addition, the property falls within a resident parking permit scheme allowing further on-street parking allocation for household use, creating a highly valuable combination rarely associated with Victorian town centre housing stock. The property benefits from fibre broadband, garage storage and a practical layout well suited to buyers seeking character, flexibility and functionality within a substantial period home. Over recent years the property has benefitted from significant improvement works including major roof renovation works completed during 2018, alongside external rendering improvements and ceiling refurbishment works completed during 2019. The property remains fully functional and occupied, with scope for cosmetic modernisation depending on buyer preference and style. No known structural movement has been identified during ownership. A seasonal damp-affected area adjacent to one corner section of the flat roof has previously been inspected by local contractors, with advice indicating adjustment works may be beneficial beneath part of the roof structure. The location provides convenient access to Weston-super-Mare town centre, transport links, local amenities and commuter routes, while still retaining the scale and architectural character associated with larger Victorian homes. Early viewing is strongly recommended to appreciate the overall space, flexibility and long-term potential offered by this distinctive property. Property Type: Victorian Townhouse Tenure: Freehold Council Tax Band: TBC EPC Rating: D Measurement:1401.7 sq.ft. Parking: Garage, Rear Parking, Resident Permit Parking Outside Space: Balcony, Rear Outdoor Space Heating Type: Gas Central Heating, Double Glazing Broadband: Fibre Broadband Available currently with BT-EE Chain Status: First time listed on the open market. Chain expected. Possession: Owner Occupied..

4

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	129 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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