



**Robin King** | Estate Agents

# KALITHEA, 6 CECIL ROAD, WESTON-SUPER-MARE, BS23 2NE

**Impressive 1930's detached property with generous 3105 sq ft of accommodation arranged over three floors**

**Built in the 'arts and crafts' style with many original features**

**Superb elevated position with far reaching views over the Bristol Channel**

**Spacious reception hall with loggia opening onto the raised terrace**

**Triple aspect sitting room, large dining room with oak panelled inglenook fireplace, both with access to the rear terrace**

**Recently fitted kitchen/breakfast room with integrated appliances**

**Galleried landing and balcony, master bedroom with ensuite, 3 further bedrooms and family bathroom.**

**Snooker room (potential for media room), family room, shower room, utility and study (potential annexe)**

**Beautifully landscaped gardens, garage and parking for several vehicles**

This handsome detached residence was constructed circa 1932 in the 'arts and crafts' style and retains all the character features associated with this period. The property was designed to take full advantage of the stunning views to the coast resulting in a light and airy feel.

On entering the property one is immediately impressed by the spacious hallway with polished oak flooring and loggia giving access to a raised terrace. The drawing room includes a sweeping bay, also with doors onto the terrace. The dining room has a splendid inglenook oak panelled fireplace complete with seating and this room also has access to the terrace which provides a wonderful place to sit and enjoy the incredible far reaching views.

The beautiful contemporary kitchen/breakfast room has an extensive range of units and integrated appliances, breakfast bar and with ample space for seating and sofa. There is access to the side courtyard with summerhouse. The lower ground floor provides potential for a self-contained annexe with its own access, if required. At present this floor is arranged as a large snooker room, sitting/family room, shower room, study and utility room and has independent access to the outside.

A beautiful oak staircase with barley twist spindles rises to the first floor spacious landing/sitting area with doors leading onto a balcony. The master bedroom has a range of built in furniture and ensuite shower room. Three remaining double bedrooms are well served by the family bathroom and separate W.C.





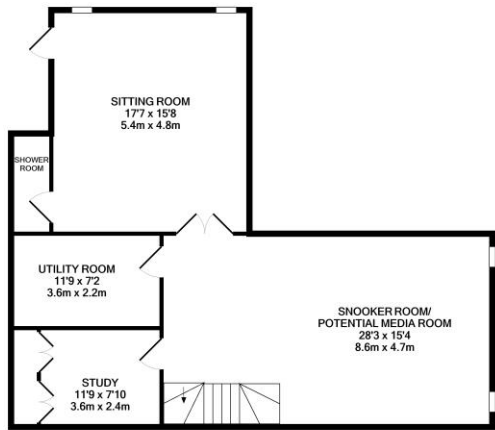
The south-westerly facing gardens are beautifully landscaped with meandering pathways leading around the well stocked beds, borders and rockeries. Partly terraced with paved seating area leading down to a large lawned area, the gardens are bounded by fencing and walling. To the front, the property is accessed via gates leading to a tarmac driveway providing parking for several vehicles. To the rear, accessed from Queens Road is a recently built detached garage.

The property is situated in the upper part of Weston-super-Mare in a conservation area and occupies an elevated position, resulting in those stunning, far reaching views. The town itself offers a mainline railway station to London Paddington as well as ease of access to motorway links M5 and M4. There are many leisure facilities in proximity including golf courses, beaches and tennis courts etc. There are a variety of restaurants, shops and educational establishments catering for all ages.

**Important Notice:**

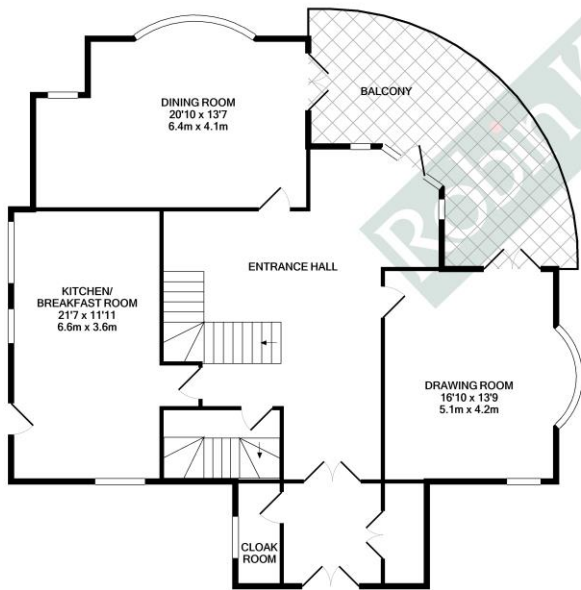
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



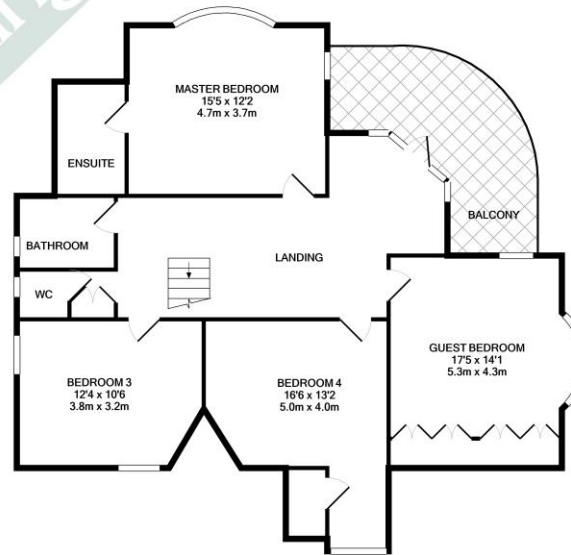


LOWER GROUND FLOOR

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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GROUND FLOOR



1ST FLOOR

**DIRECTIONS** – From Robin King’s office in Congresbury turn left onto the A370 towards Weston-super-Mare. Continue along this road for approx. 3 miles, taking the second exit at the roundabout. Bear left into Bristol Road B3440 and continue for approx. 3 miles, turning right into Baytree Road. Turn left into Upper Bristol Road and right into Eastcombe Road then left into Cecil Road. The property will be found on the left hand side.

**SERVICES** – all mains services

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band G £3,056.03 (2020/21) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**Energy Performance Certificate**

**6, Cecil Road, WESTON-SUPER-MARE, BS23 2NE**

Dwelling type: Detached house      Reference number: 0348-4032-6273-7854-3934  
 Date of assessment: 04 July 2014      Type of assessment: RoSAP, existing dwelling  
 Date of certificate: 04 July 2014      Total floor area: 233 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 10,743
Over 3 years you could save	£ 6,345

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 564 over 3 years	£ 288 over 3 years	 You could save £ 6,345 over 3 years
Heating	£ 9,714 over 3 years	£ 3,645 over 3 years	
Hot Water	£ 465 over 3 years	£ 465 over 3 years	
<b>Totals</b>	<b>£ 10,743</b>	<b>£ 4,398</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(82 plus) A		76	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(69-81) B			
(55-68) C			
(39-54) D			
(27-38) E			
(15-26) F			
(1-14) G			

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 282
2 Internal or external wall insulation	£4,000 - £14,000	£ 4,620
3 Floor insulation	£800 - £1,200	£ 354

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444222. This Green Deal may enable you to make your home warmer and cheaper to run.