





# 6 Brookland Road

Weston-Super-Mare

A newly refurbished and stylishly presented 2 bedroom semi detached home with private garden and driveway parking. Situated just off Locking Road, it has excellent commuter links and range of amenities nearby.

Council Tax band: B

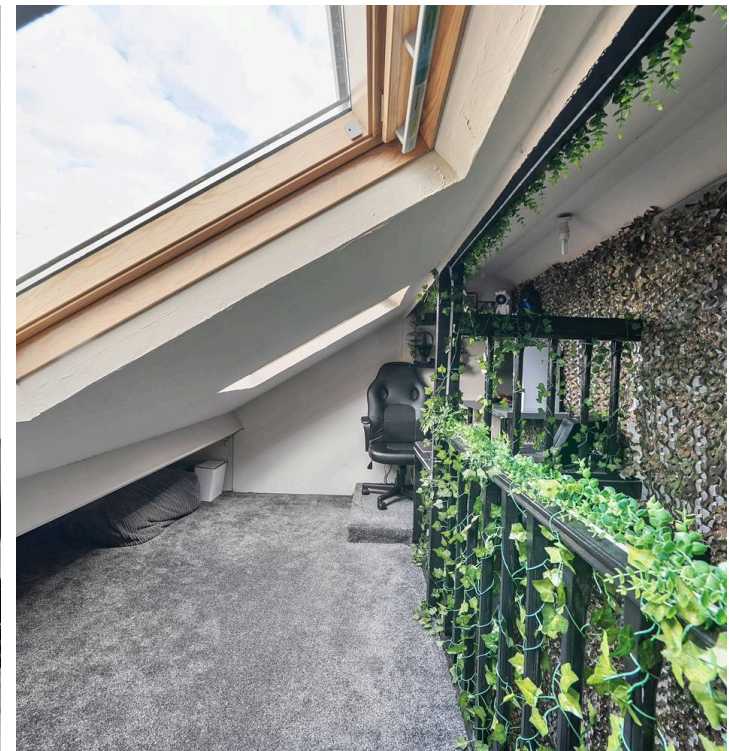
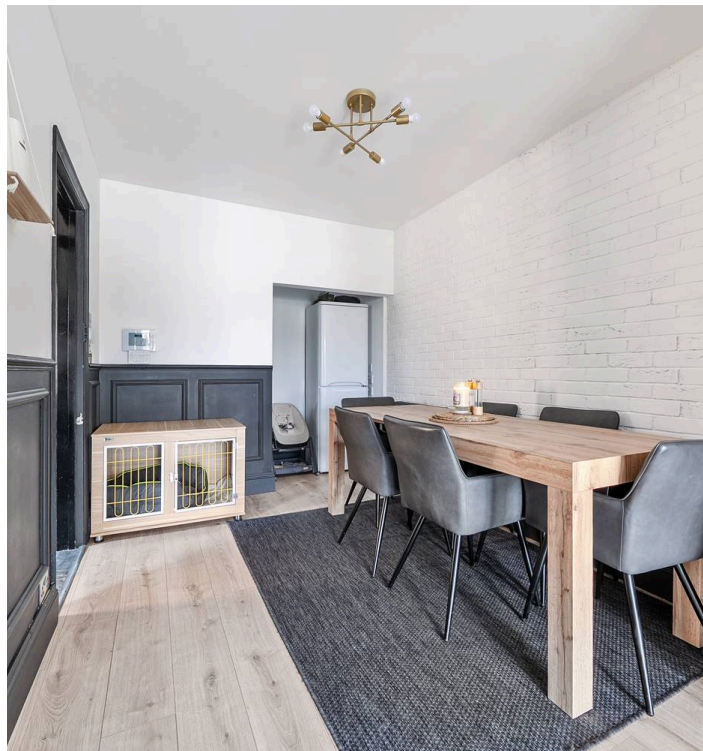
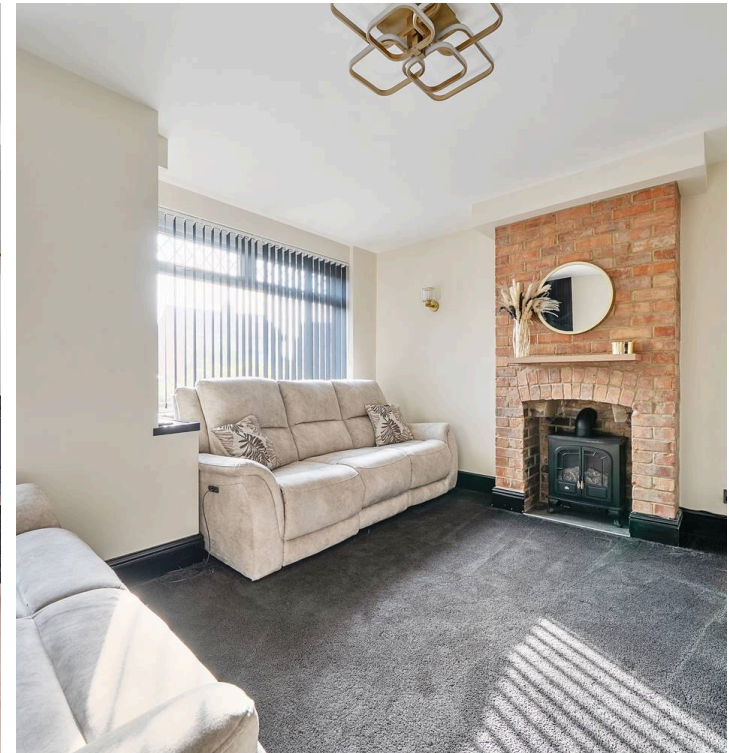
Tenure: Freehold

EPC Energy Efficiency Rating: D

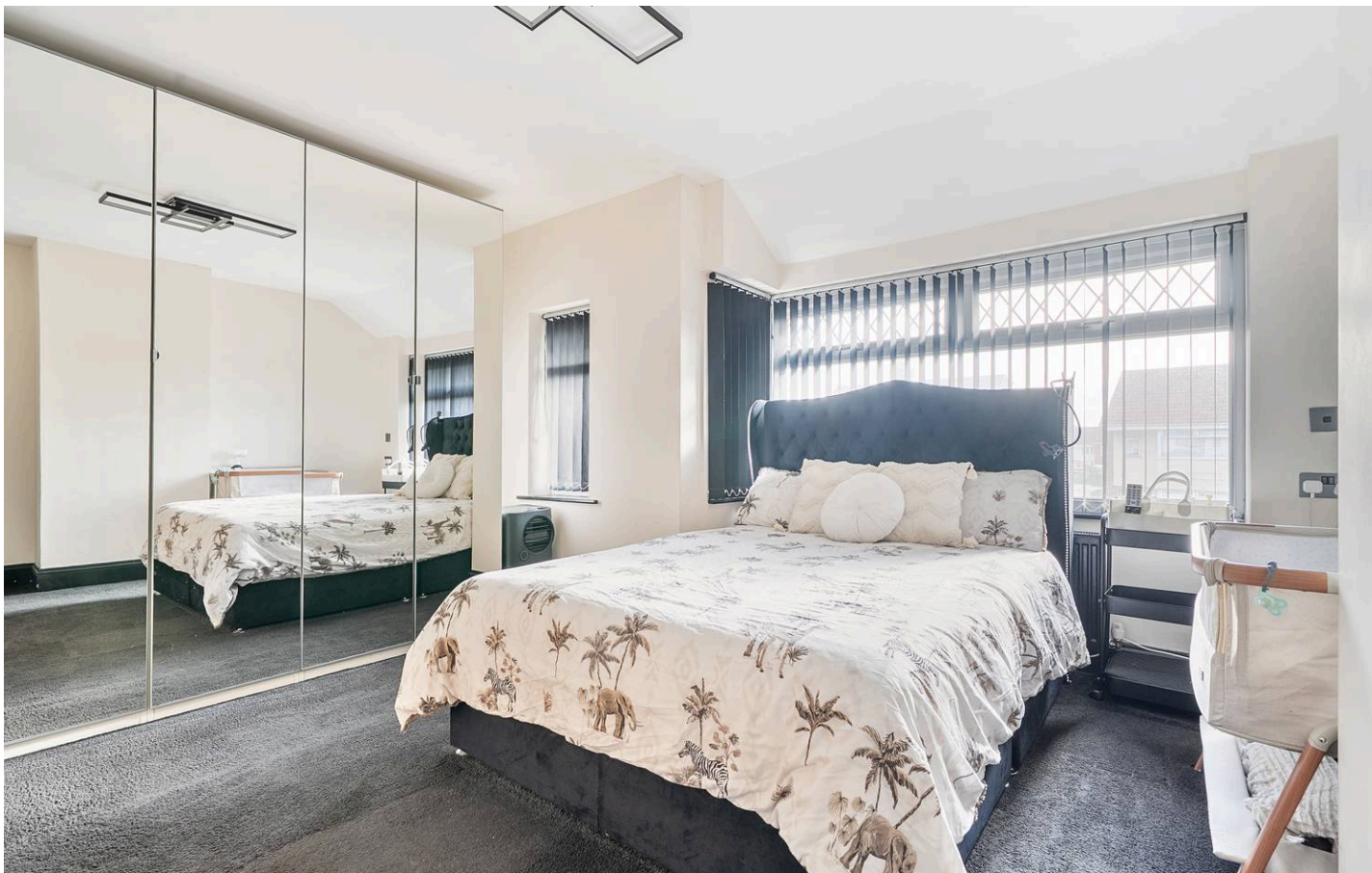
EPC Environmental Impact Rating: D

All mains services

- Approx 1,102 sq ft of accommodation
- 2 double bedrooms with loft room
- Beautifully presented throughout
- Fabulous kitchen/dining room
- Driveway parking
- Good sized low maintenance garden
- Useful garden studio
- Great location close to amenities and commuter links
- Easy access to Bristol Airport, M5 and mainline railway services (London from 128 mins)







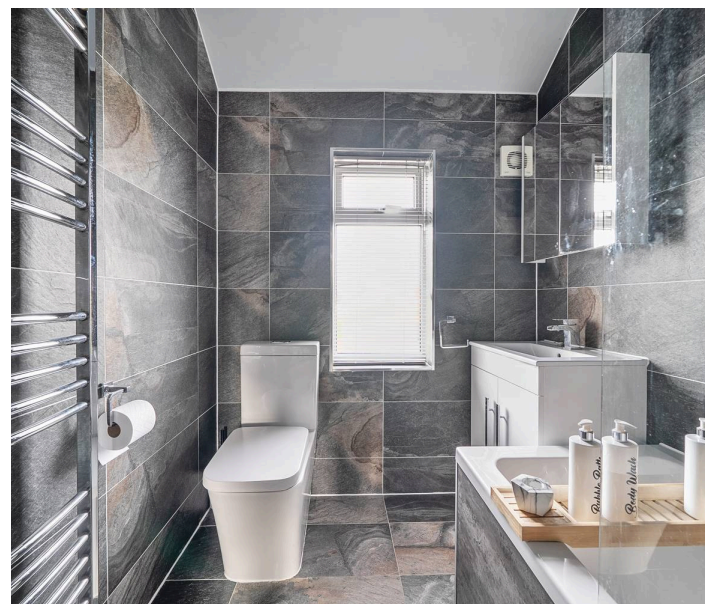
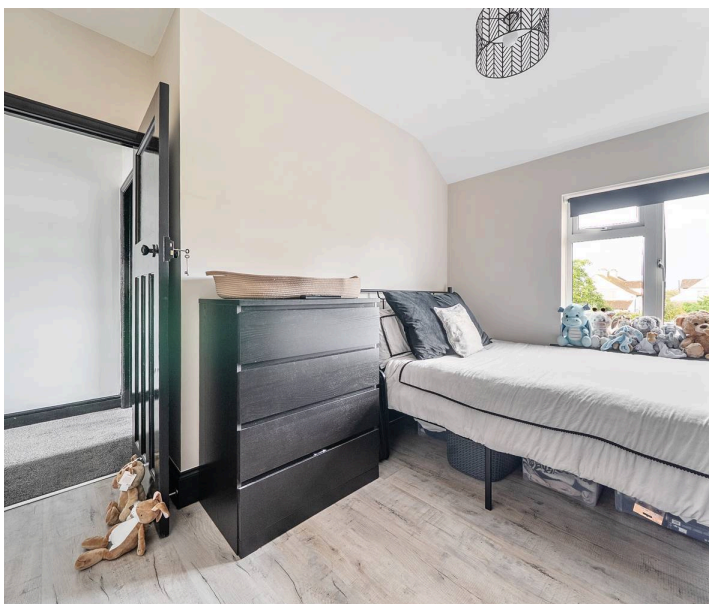
## 6 Brookland Road

### Weston-Super-Mare

6 Brookland Road is a recently renovated semi detached home which offers approx. 1102 sq ft of well presented accommodation including 2 double bed rooms, a fantastic kitchen/dining room, reception room and also has the added benefit of a detached garden studio.

It is well situated in a quiet cul-de-sac location close to excellent local amenities and is well connected with access to mainline railway services, bus routes the M5.

A welcoming front door leads straight into a hallway with a practical cloakroom/utility with space for a washing machine and tumble dryer. To the right, with a pleasant aspect over the front of the property and an attractive brick fireplace with inset log burner, is the spacious living room.



At the heart of the home is the contemporary kitchen/dining room. Finished with chic grey units with contrasting wooden worktops it has an integrated oven, dishwasher, wine rack and electric hob. Sliding doors open to the garden, seamlessly blend inside and outside where there is a terraced area which is perfect for alfresco dining or entertaining friends. The kitchen also has to the rear a generous dining area with plenty of space for a large table.

Upstairs there are two double bedrooms. The principal bedroom also has a large built in mirrored wardrobe. Serving the bedrooms is a stylish bathroom which is fully tiled with a white three piece suite and a heated towel rail. The loft has also been

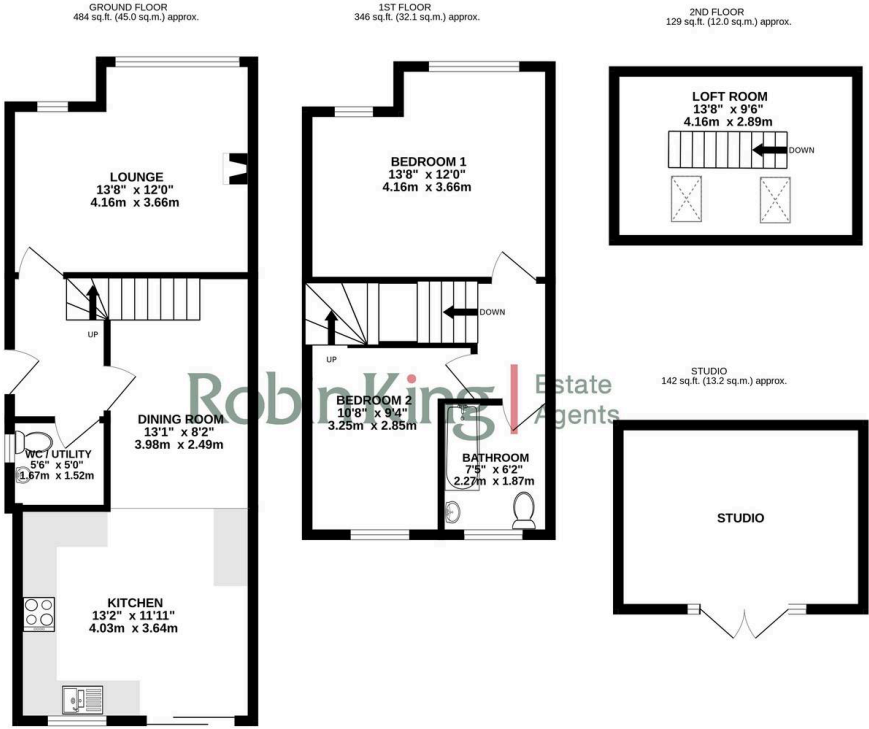


Outside

The front of the property is approached via a driveway with plenty of off street parking. A side return leads to the landscaped back garden which is fully enclosed and has a lovely terraced area adjacent to the property, a low maintenance lawned area with space for a greenhouse and the Garden studio. The studio is a real bonus offering lots of potential for a home, gym, office or playroom.

Location

The property is well positioned for access to the many amenities of Weston-super-Mare including shops and businesses and Weston General Hospital. There are lovely walks nearby, in the Mendip Hills and also at Worlebury. Weston railway station is within 0.5 miles for mainline direct services - Temple Meads from 28 minutes, Paddington from 128 minutes. Junction 21 of the M5 is within 3 miles for access to the West Country, Bristol and beyond.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Robin King**  
Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG  
01934 876226 • post@robin-king.com • www.robin-king.com/

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