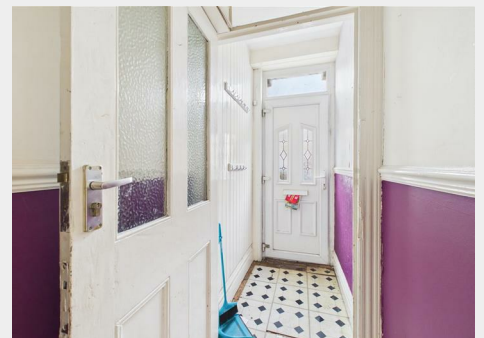


## Leah Villa, 9 Kensington Road, Weston-Super-Mare, North

Auction Guide Price +++ £160,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- MODERNISATION | VACANT
- GARDEN | DOUBLE GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold 4 BED | 3 REC PERIOD HOUSE ( 1173 Sq Ft ) with REAR GARDEN and DOUBLE GARAGE | Requires MODERNISATION.

# Leah Villa, 9 Kensington Road, Weston-Super-Mare, North Somerset, BS23 3QR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Leah Villa, 9 Kensington Road, Weston-Super-Mare, North Somerset BS23 3QR

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold mid terraced period house with accommodation ( 1173 Sq Ft ) arranged over two floors with enclosed rear garden and double garage located on a quiet residential street.

The ground floor comprises 2 reception rooms plus a galley kitchen and diner to rear whilst upstairs are 4 bedrooms and a family bathroom. Sold with vacant possession

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

PERIOD HOUSE | MODERNISATION

The property has been let for many years and now requires modernisation but would make a fine home or investment in this highly sought after location.

Please refer to independent rental appraisal.

ATTIC CONVERSION | REAR EXTENSION

There is scope to convert the attic and extend to the rear to create further accommodation.

GARAGE | ANNEXE

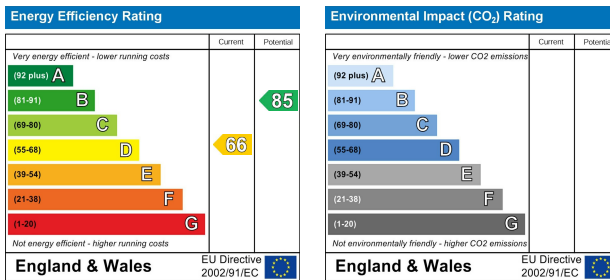
The double garage may offer scope for annexe or dwelling.

\*All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.