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ESTATE AGENTS
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BLOCK MANAGEMENT
Established 1928



17, WESTBROOK ROAD, WESTON-SUPER-MARE, BS22 8JU

£350,000





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The Property Ombudsman

A 3 Bedroom Detached Bungalow located in this sought after position in Milton close to local amenities. The property stands in a generous corner plot and includes gas central heating and double glazing. The owners are currently refurbishing the property to include a new boiler, refitted bathroom, re-decoration, new flooring, new consumer unit and overhaul of the roof.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Vestibule with further dor to:-

Hall:
Steep open-tread staircase to loft with potential for further accommodation (subject to obtaining any necessary consents)

Lounge:
15' x 11'10 (4.57m x 3.61m)
Bow window.

Dining Room:
12'5 x 10'8 (3.78m x 3.25m)
Square bay window.

Kitchen:
12'3 x 8'3 max (3.73m x 2.51m max)

Utility Room:
10'2 x 6'4 max (3.10m x 1.93m max)
WC off. Door to rear.

Bedroom 1:
13'9 x 11'10 (4.19m x 3.61m)
Bow window.

Bedroom 2:
12' x 10'2 (3.66m x 3.10m)

Bedroom 3:
11'4 x 8' max (3.45m x 2.44m max)

Bathroom:

Outside:
The property stands in a generous corner plot.

Tenure:
Freehold

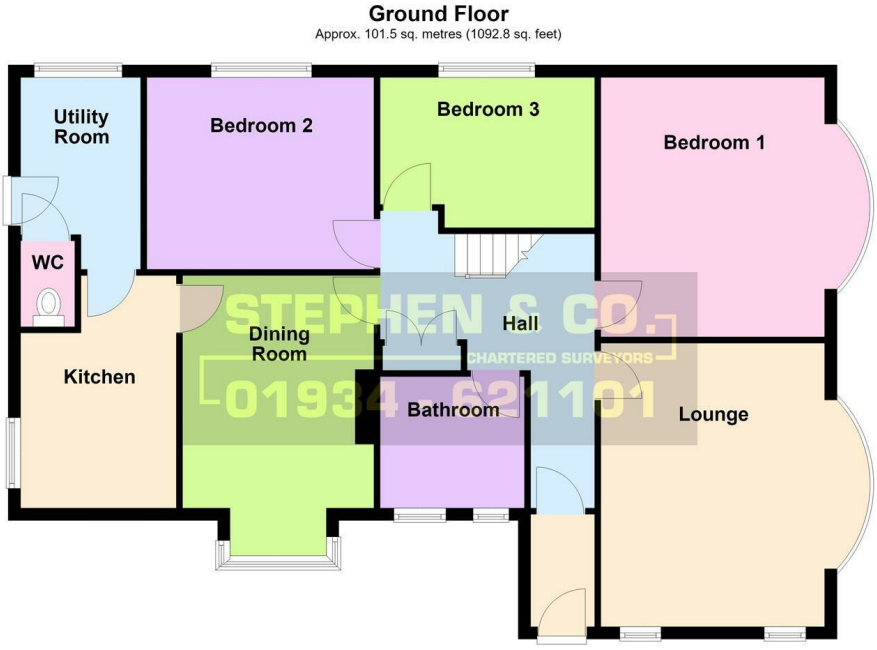
Council Tax:
Band E

Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 101.5 sq. metres (1092.8 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.