STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

24, LOWER KEWSTOKE ROAD, WORLE, WESTON-SUPER-MARE, BS22 9JF

£445,000

An individual, modern 3 Bedroom Detached Dormer Bungalow built for the current owner in 2009. Set back from the road at the end of a long driveway the property is well placed for Worle High Street and other local amenities.

The well presented and spacious accommodation has been carefully designed to create a fabulous home with 2 ground floor bedrooms (1 en suite) and a first floor bedroom suite. In addition the property includes double glazing, underfloor heating, garage & parking, large low maintenance garden and solar panels.

No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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The Property Ombudsman

Accommodation:
(with approximate measurements)

Entrance:
Storm Porch with front door to:-

Hall:
Staircase to First Floor. Understairs cupboard. Telephone point. Drying room.

Lounge:
19'7 x 12'9 (5.97m x 3.89m)
TV and telephone points.

Dining Room:
16'8 x 13' (5.08m x 3.96m)
Double glazed doors to Rear Garden. Door to:-

Kitchen:
10'8 x 9' (3.25m x 2.74m)
Fitted with a range of wall and base units with granite worksurfaces over. Inset double bowl single drainer enamel sink unit. Fitted oven and 5-ring induction hob with extractor hood over. Plumbing for a dishwasher. Breakfast bar. Opening into:-

Utility Room:
9' x 9' (2.74m x 2.74m)
Wall and bae units with worksurfaces over. Plumbing for a washing machine. Space for a fridge/freezer and tumble dryer. Double glazed door to side.

Bedroom 1:
15'8 x 10' (4.78m x 3.05m)
Door to:-

En Suite Shower Room:
Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Bedroom 2:
12'8 x 9'8 (3.86m x 2.95m)

Shower Room:
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

First Floor Landing:

Dressing/Sitting Room:
10'8 x 9'2 (3.25m x 2.79m)
Radiator. TV point. 'Velux' window. Opening into:_

Bedroom 3:
11' x 10'8 (3.35m x 3.25m)
Radiator. Built-in cupboards. 'Velux' windows. Access to under eaves storage.

Shower Room:
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. 'Velux' window. Access to under eaves storage with gas fired boiler providing central heating and hot water.

Outside:
18'6" x 11'2" (5.64m x 3.40m)
Long driveway from Lower Kewstoke Road shared with two other properties and forming a Public Footpath. Block paved driveway to Garage: 18'7 x 11'2 (5.64m x 3.40m) with electronic door, power and light. Further parking/turning space. Large enclosed Rear Garden designed for low maintenance. Mostly paved with area of slate chippings. Summerhouse. Gated access to front.

Tenure:
Freehold.

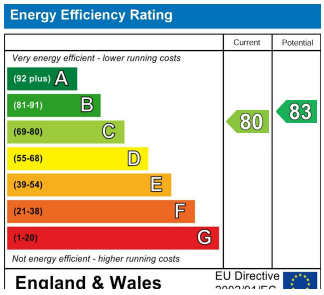
Council Tax:
Band D

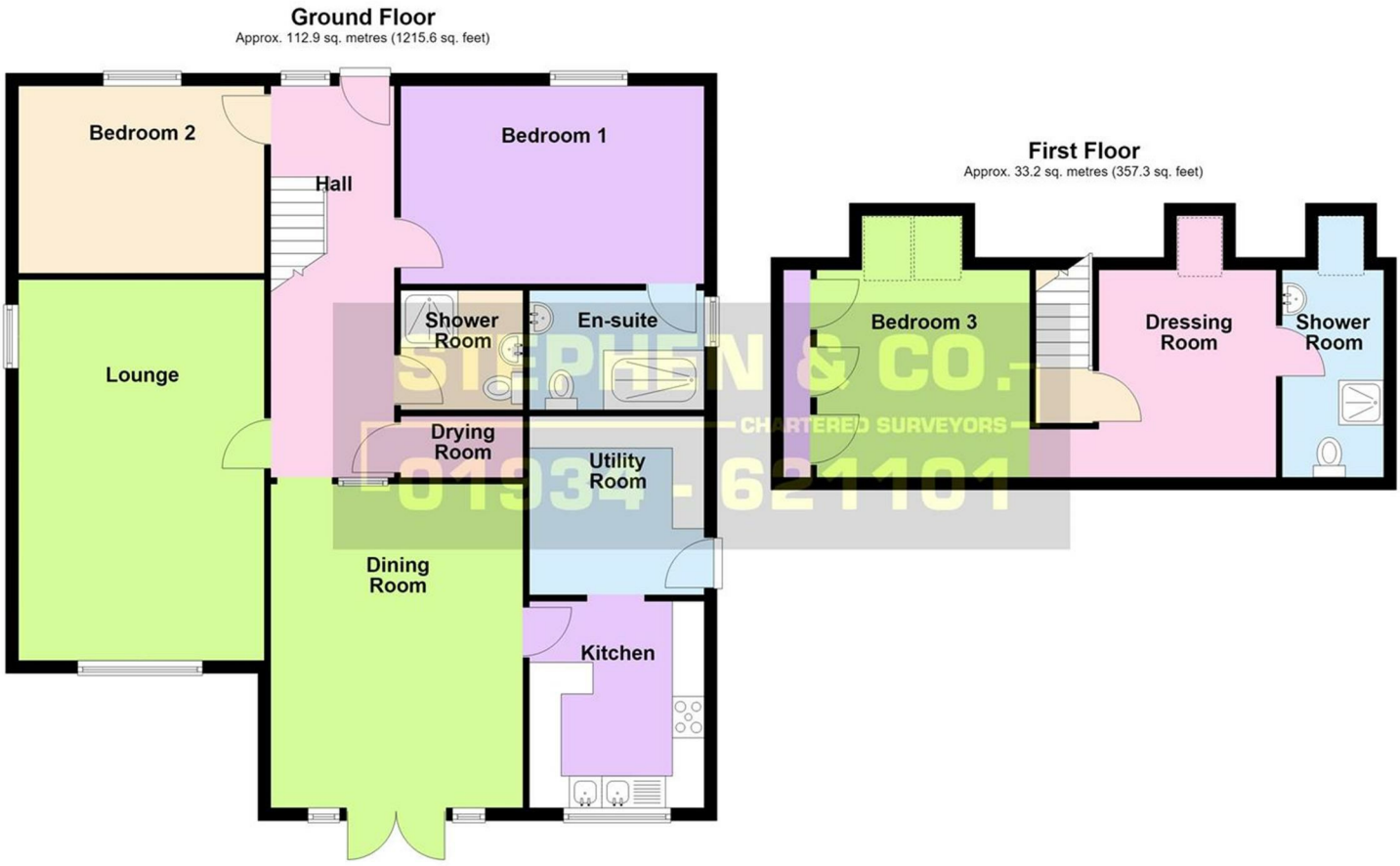
Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

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.





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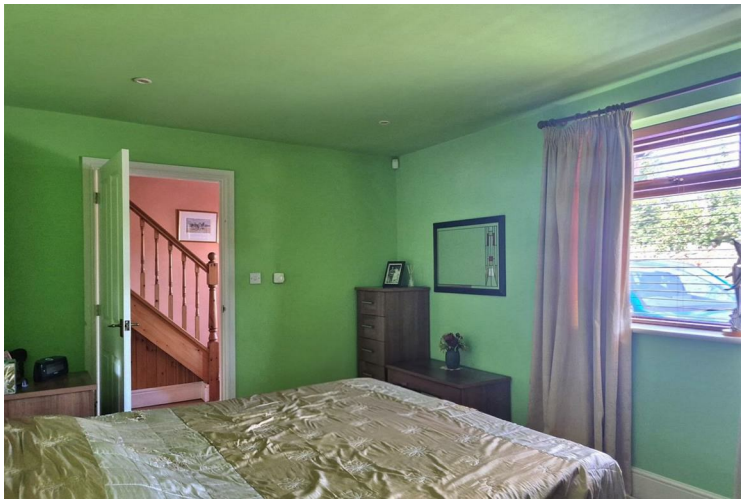
Total area: approx. 146.1 sq. metres (1572.9 sq. feet)

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.