STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

4A, WESTFIELD CLOSE, UPHILL, WESTON-SUPER-MARE, BS23 4XQ

£485,000

A rare opportunity to acquire a substantial 4 Double Bedroom Semi Detached House which has been extensively refurbished and modernised to create a unique and stunning family home. The property is located in a cul de sac in this highly sought after coastal village on the southern outskirts of Weston super Mare and well placed for village amenities including schools, bus services, shop, public houses and cafe as well as the beach, golf course, marina, nature reserve and general hospital.

The property has been completely refurbished, both inside and out, by the current owners over recent months to include double glazing, under floor heating to the ground floor and radiators upstairs heated via an air source heat pump, newly fitted kitchen & bathroom suites, new floor coverings etc.

An internal inspection is highly recommended

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

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Staircase to First Floor. Understairs storage.

Lounge:
16' x 14' (4.88m x 4.27m)

Open-Plan Kitchen/Diner:
17'7 x 17' (5.36m x 5.18m)
Refitted with a range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer sink unit. Fitted oven and hob with glazed splashback and extractor hood over. Integrated dishwasher. American-style fridge/freezer. Central island. Bi-fold doors to Rear Garden.

Utility Room:
8'8 x 5'7 (2.64m x 1.70m)
Plumbing for a washing machine and a vent for a tumble dryer with worksurface over. Double glazed door to side. WC off.

First Floor Landing:
Radiator. Door and staircase to Master Bedroom.

Bedroom 2:
14'4 x 12'10 (4.37m x 3.91m)
Radiator.

Bedroom 3:
14'8 x 12'6 (4.47m x 3.81m)
Radiator.

Bedroom 4:
11'7 x 7'8 (3.53m x 2.34m)
Radiator.

Bathroom:
Refitted with freestanding bath with mixer shower over. Vanity wash basin and low level WC. Walk-in shower cubicle. Heated towel rail. Fully tiled walls. Fitted mirror. Extractor.

Master Bedroom:
16'10 x 13' (5.13m x 3.96m)
Feature window with views towards the church. Radiator. Airing cupboard. Two skylights. Access to under eaves storage. Door to:-

En Suite:
Refitted with a walk-in shower cubicle. Low level WC. Vanity wash basin. Heated towel rail. Fitted mirror. Extractor.

Outside:
Off street parking for two cars at the front. Enclosed Rear Garden with patio and artificial grass. Raised bed. Outside tap and power point. Gated access to side.

Tenure:
Freehold:

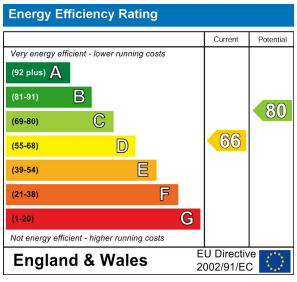
Council Tax:
To be assessed

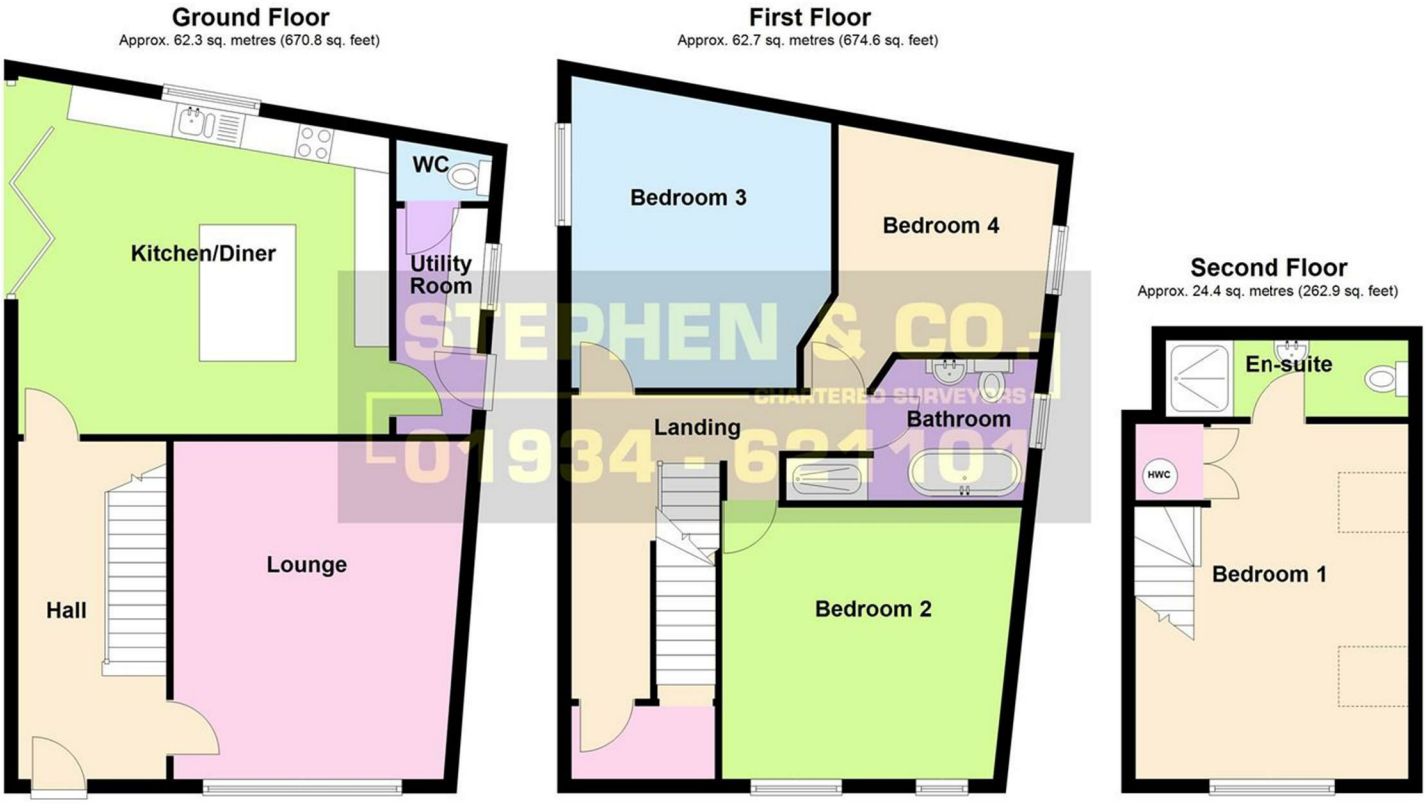
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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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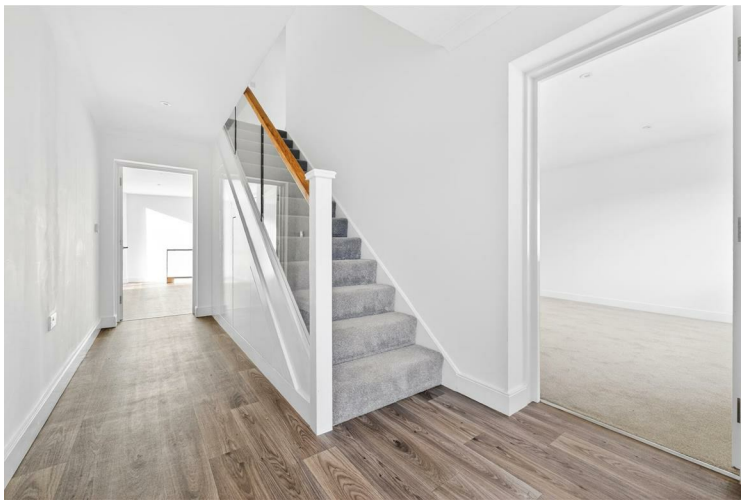
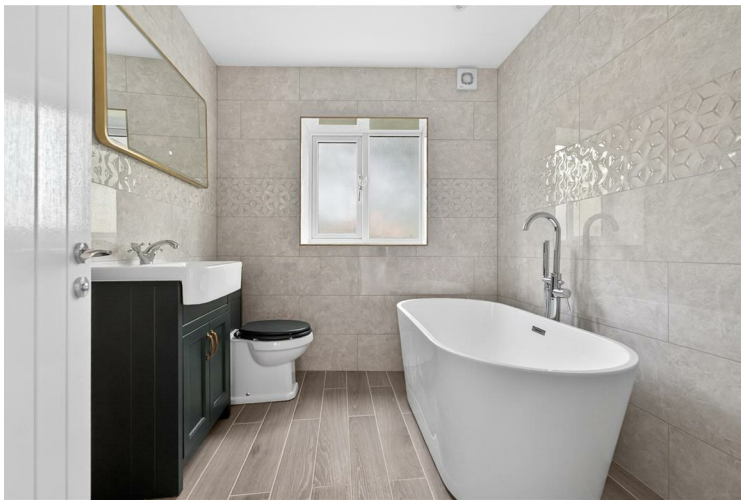
Total area: approx. 149.4 sq. metres (1608.2 sq. feet)

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.