



**38, CHARLTON ROAD,
WESTON-SUPER-MARE, BS23 4HQ**

£400,000

Located in this highly sought after South Ward position within 2 miles of the Town Centre, Sea Front, Railway Station and other amenities.

A classic 4 Bedroom Semi Detached House, offered on the market for the first time in over 50 years. The property offers spacious accommodation which has been well maintained, but would now benefit from some updating to create a stunning family home. The property has gas central heating, double glazing, off street parking & garage and a particular feature is the large, south facing Rear Garden. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Storm Porch with front door with leaded inset and side panels to:-

Hall:

Radiator. Telephone point. Understairs cupboard. Staircase rising to First Floor..

Lounge:

18'4 x 12'5 (5.59m x 3.78m)

Fire surround with electric fire. Radiator. TV and telephone points. French doors to:-

Conservatory:

12'3 x 11'10 (3.73m x 3.61m)

Double glazed french doors to Rear Garden.

Dining Room:

13'5 x 11'10 (4.09m x 3.61m)

Bay window. Radiator. TV point.

Kitchen/Breakfast Room:

20' x 11'6 narrowing to 7'7 (6.10m x 3.51m narrowing to 2.31m)

Fitted with a range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob and concealed extractor hood over. Integrated dishwasher. Plumbing for a washing machine. Tiled splashback. 2 radiators. door to:-

Rear Lobby:

'Potterton' gas fired boiler. Double glazed door to side. WC off

First Floor Landing:

Leaded window. Radiator. Access to loft space.

Bedroom 1:

13'5 x 11'9 (4.09m x 3.58m)

Bay window. Fitted wardrobes. Radiator.

Bedroom 2:

15'9 x 12'5 (4.80m x 3.78m)

Fire surround. Fitted wardrobes. TV and telephone points. Radiator. Vanity wash basin.

Bedroom 3:

11' x 10'5 (3.35m x 3.18m)

Bay window. Fire surround. Radiator. Shower cubicle.

Bedroom 4:

10'5 x 7'5 (3.18m x 2.26m)

Radiator.

Bathroom:

Panelled bath. Vanity wash basin. Tiled splashback. Airing cupboard. Radiator.

Separate WC:**Outside:**

Block paved Front Garden with mixed borders providing off street parking. Driveway to Garage of asbestos construction: 30' x 8' (9.14m x 2.44m) with up and over door. A particular feature of the property is its large South facing Rear Garden laid mainly to lawn with well stocked beds and borders with mature trees and shrubs. Patio. Timber shed.

Tenure:

Freehold.

Council Tax:

Band E

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

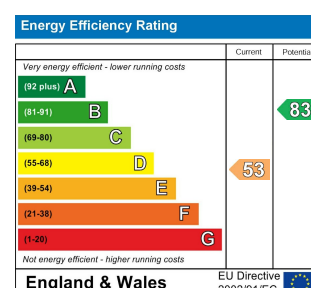
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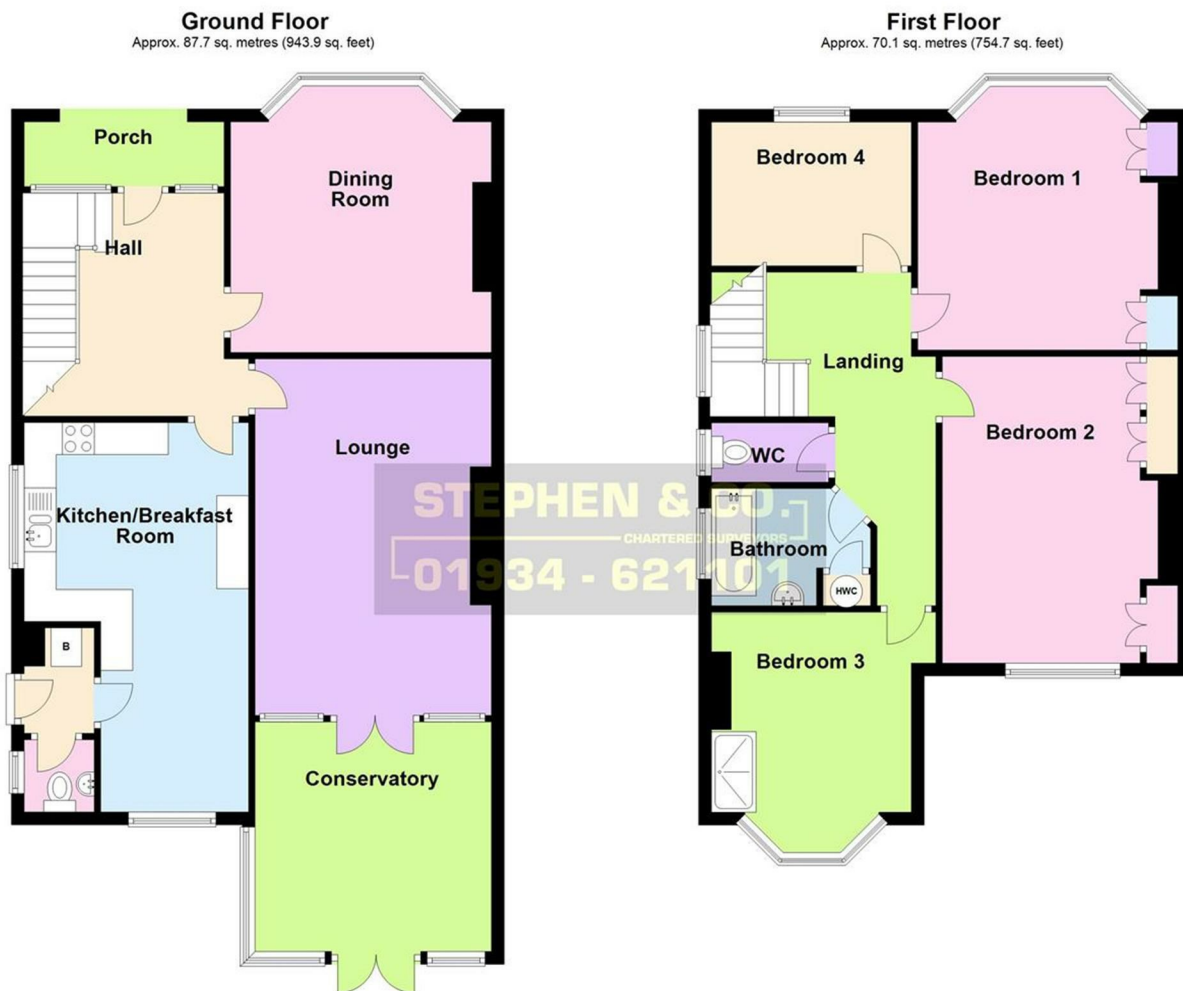
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Anti-Money Laundering

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