



**4 KILVE, DUNSTER CRESCENT, OLDMIXON,
WESTON SUPER MARE, BS24 9ED
£190,000**



A 3 Bedroom ex local authority Mid Terrace House located on the southern outskirts of Weston, well placed for local amenities and approximately 3 miles from the Town Centre and Sea Front. The property has double glazing and partial central heating but will require modernisation. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed door to:-

Reception Hall:

Inner Hall:

Radiator. Understairs cupboard. Staircase rising to First Floor.

Lounge:

12'10 x 10'7 (3.66m x 3.05m x 3.23m)

Radiator. TV point.

Kitchen/Diner:

16' x 8' (4.88m x 2.44m)

Wall and base unit with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Tiled splashback. 'ideal' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

First Floor Landing:

Deep store cupboard.

Bedroom 1:

11'3 x 9'10 (3.43m x 3.00m)

Radiator. Access to loft space.

Bedroom 2:

10' x 10' (3.05m x 3.05m)

Bedroom 3:

8'9 x 8'5 (2.67m x 2.57m)

Bathroom:

Panelled bath Wash basin. Tiled splashback. Radiator. Linen cupboard.

Separate WC.

Outside:

Open plan Front Garden laid to lawn with shrubs. Enclosed Rear Garden laid mainly to lawn. Timber shed. Screen hedging. Rear pedestrian access. Store shed.

Tenure:

Freehold.

Council Tax:

Band B

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.

