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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**8, WELL CLOSE, WOODSIDE, HUTTON,
WESTON-SUPER-MARE, BS24 9XG**

£290,000

A well presented 2 Bedroom Semi Detached Bungalow located in a cul de sac and adjoining fields in this sought after position on the outskirts of Weston super Mare. Local amenities including shops, bus services, schools etc are available nearby with the Town Centre and Sea Front approximately 4 miles away.

The property stands in a large corner plot ideal for the keen gardener and with potential to extend the accommodation (subject to any necessary consents). The property includes gas central heating, double glazing and a garage. No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to:-

Hall:

2 radiators. Telephone point. Access to loft space. Airing cupboard. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

Lounge:

15'4 x 11'9 max (4.67m x 3.58m max)
Bow window. Fire surround with electric fire. 2 radiators. TV point.

Kitchen:

8'6 x 6'10 max (2.59m x 2.08m max)
Wall and base units with roll edge worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Electric cooker, Washing machine. Under counter refrigerator and freezer. Microwave. Tiled splashback. Double glazed door to Garden.

Bedroom 1:

11'2 x 9'2 (3.40m x 2.79m)
Fitted wardrobes and overbed cupboards. Radiator.

Bedroom 2:

11' x 7'8 (3.35m x 2.34m)
Radiator. Telephone point. Sliding patio doors to:-

Conservatory:

10'3 x 9'6 (3.12m x 2.90m)
Tiled floor. Double glazed doors to Garden.

Shower Room:

Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:

Driveway to Garage: 15' x 7'8 (4.57m x 2.34m) with up and over door, power and light. Front Garden laid to lawn. Gated access to large corner gardens adjoining fields and laid to lawn with mixed borders and screen hedging. Mature trees and shrubs. Patio and areas laid to chippings. Outside tap.

Tenure:

Freehold

Council Tax:

Band C

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

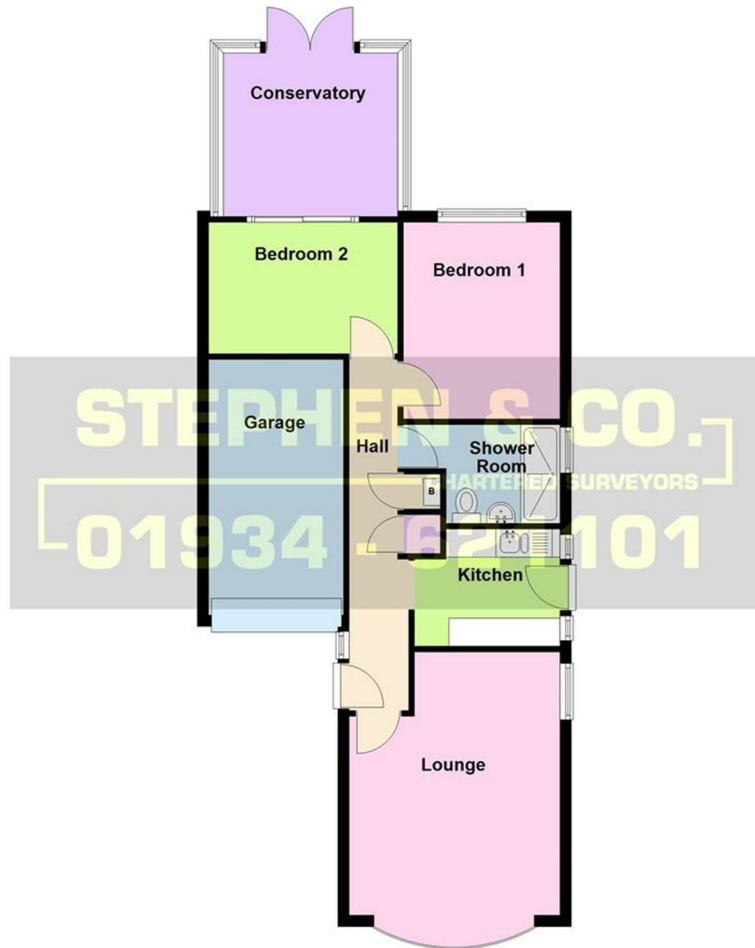
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 73.4 sq. metres (790.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 sq. feet)

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



