

STEPHEN & CO.

CHARTERED SURVEYORS

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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:

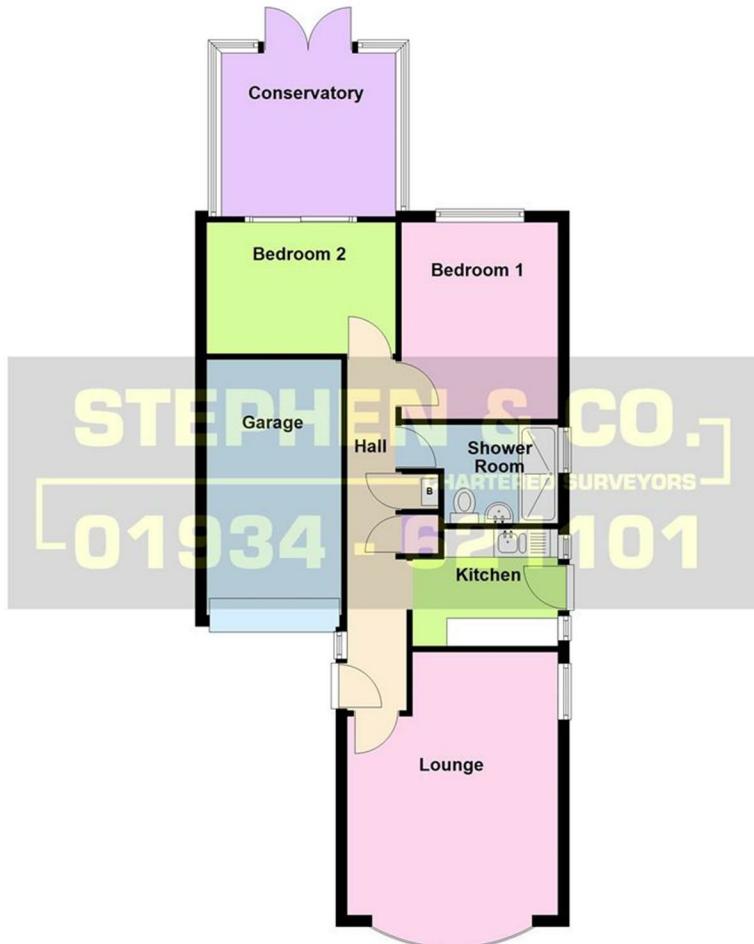
When requesting a viewing or offering on a property
we will require certain pieces of personal
information from you in order to provide a
professional service to you and our client. The
personal information you have provided to us may
be shared with our client, the seller(s), but it will not
be shared 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.

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.



