



**'THE OLD SURGERY', 8A, STAFFORD PLACE,  
WESTON-SUPER-MARE, BS23 2QZ  
£285,000**



**An individual 2 Bedroom Art-Deco style Detached Bungalow set back from the road in a slightly elevated position within a Conservation Area. Positioned just off the Boulevard, the property is well placed for the Town Centre, Sea Front, Railway Station and other amenities. The property has gas central heating, double glazing, garden, parking and a 'green' flat roof (with the remainder of a 25 year guarantee). No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to Entrance Porch with cloaks cupboard and further door to:-

**Lounge:**  
12'4 x 11'5 (3.76m x 3.48m)  
2 radiators. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Sliding patio doors to:-

**Conservatory:**  
12' x 7'5 (3.66m x 2.26m)  
Double glazed french doors to Rear Garden.

**Kitchen:**  
10'2 x 8' (3.10m x 2.44m)  
Wall and base units with roll edge worksurfaces over. Sink unit. Fitted oven and hob with extractor hood over. Fridge/freezer. Plumbing for a washing machine. Tiled splashback. Radiator.

**Inner Hall:**

**Bedroom 1:**  
15'9 x 8'4 (4.80m x 2.54m)  
Radiator.

**Bedroom 2:**  
12'5 x 10'3 (3.78m x 3.12m)  
Radiator. Walk-in wardrobe.

**Shower Room:**  
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

**Outside:**  
Approached over a shared drive from Stafford Place. Driveway

with off street parking. Mature garden with raised patio, trees and shrubs. Timber shed.

**Tenure:**  
Freehold.

**Council Tax:**  
Band B.

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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](http://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.

