



**26, STANLEY GROVE,  
WESTON-SUPER-MARE, BS23 3EB**

**£275,000**

A recently refurbished 3 Bedroom Terraced House located in a level central position within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. The property has been extensively modernised and includes a refitted Kitchen and Bathroom, gas central heating, double glazing, patio garden and parking space.

An internal inspection is highly recommended. No Onward Chain.

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Entrance Vestibule with further door to:-

**Hall:**

Radiator. Telephone point. Staircase rising to First Floor.

**Lounge:**

13'9 x 11'4 (4.19m x 3.45m)

Bay window. Wall mounted electric fire. Radiator. TV point. Coved ceiling. Ceiling rose.

**Kitchen**

13'3 x 11'3 (4.04m x 3.43m)

Refitted with a range of wall and base units with worksurfaces over. Single drainer sink unit with mixer tap and glazed splashback. Fitted double oven. 5-ring hob with extractor hood and glazed splashback over. Integrated refrigerator and dishwasher. Breakfast bar. Radiator.

**Utility Room:**

10' x 9' max (3.05m x 2.74m max)

Worksurface with base cupboard under. Plumbing for a washing machine. Sink unit. Radiator. Space for a fridge/freezer. 'Ideal' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

**Cloakroom:**

Low level WC. Corner wash basin with tiled splashback. Extractor.

**First Floor Landing:**

Radiator. Access to loft space.

**Bedroom 1:**

11'5 x 11'3 (3.48m x 3.43m)

Bay window. Radiator. TV point.

**Bedroom 2:**

13'3 x 11'3 (4.04m x 3.43m)

Radiator.

**Bedroom 3:**

7'8 x 5'10 (2.34m x 1.78m)

Radiator.

**Bathroom:**

Refitted with a panelled bath with mixer shower over. Low level WC. Vanity wash basin. Double shower cubicle.. Tiled splashback. Heated towel rail. Extractor. Access to loft space.

**Outside:**

Small Front Garden. Enclosed Rear Garden laid to patio with two bin stores. Gated access to side and shared drive to Parking Space with wiring for a charging point.

**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.



## Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



## First Floor

Approx. 49.3 sq. metres (531.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.2 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.





