



**37, TORRINGTON CRESCENT, WORLE
WESTON-SUPER-MARE, BS22 6NN
£230,000**



An extended 3 Bedroom Staggered Terrace House located in a convenient position in Worle, well placed for local amenities and with good access to the M5 Motorway at St Georges and Worle railway station. The property has gas central heating, double glazing and an enclosed garden. Offered with No Onward Chain the property will benefit from some modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to:-

Hall:
Meter and store cupboards. Understairs recess. Staircase rising to First Floor.

Cloakroom:
Low level WC. Corner wash basin.

Study:
8'5 x 7'9 (2.57m x 2.36m)
Borrowed light window

Lounge:
27' x 11'5 max (8.23m x 3.48m max)
Square bay window. 2 radiators. TV point. Arch to:-

Kitchen/Diner:
17'8 x 8'10 max (5.38m x 2.69m max)
Base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Sliding patio doors to Rear Garden.

First Floor Landing:
Airing cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water. Access to loft space. Store cupboard.

Bedroom 1:
11'8 x 8'8 (3.56m x 2.64m)
excluding door recess. Radiator. Built-in wardrobe.

Bedroom 2:
11'6 x 9'9 max (3.51m x 2.97m max)
Radiator. Built-in wardrobe.

Bedroom 3:
8'8 x 8'7 (2.64m x 2.62m)
Radiator. Built-in wardrobe cupboard.

Wet Room:
Shower unit. Low level WC. Wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Front Garden laid to lawn. Enclosed Rear Garden with rear pedestrian access.

Tenure:
Freehold.

Council Tax:
Band B

Broadband & Mobile Coverage
Information on coverage is available at 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.

