

**STEPHEN & CO.**  
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**ESTATE AGENTS  
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BLOCK MANAGEMENT**  
Established 1928



**1, ST. JOHNS CLOSE,  
WESTON-SUPER-MARE, BS23 2LP**

**£575,000**

Located in a sought after elevated position above the Town Centre & Sea Front and opposite Grove Park with views over the Park and Town.

An impressive Detached House with 3 Double Bedrooms (1 En Suite), 2 Reception Rooms, Gas Central Heating and Double Glazing, large Corner Gardens and two Garages.

The property is offered with No Onward Chain and an internal inspection is recommended.

**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Entrance Vestibule with further door to:-

**Hall:**

Radiator. Staircase to First Floor.

**Cloakroom:**

Low level WC. Vanity wash basin. Tiled splashback. Radiator.

**Lounge:**

16'9 x 13'10 (5.11m x 4.22m)

Fire surround with fitted gas fire. Radiator. TV point. Recessed shelving. Built-in cupboard. Sliding patio doors to Terrace.

**Dining Room:**

13'10 x 10'10 (4.22m x 3.30m)

Radiator. TV point. Built-in cupboard.

**Kitchen:**

14' x 11' max (4.27m x 3.35m max)

Fitted with a range of wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob. Integrated dishwasher and washing machine. Tiled splashback. Radiator. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water. Understairs cupboard. Door to Rear Lobby with further door to Rear Garden.

**First Floor Landing:**

Airing cupboard. Linen cupboard. Access to loft space with light via a fold down ladder.

**Bedroom 1:**

16'9 x 14' (5.11m x 4.27m)

2 radiators. TV and telephone points.

**Bedroom 2:**

13'10 x 10'10 max (4.22m x 3.30m max)

Radiator. Telephone point. Door to:-

**En Suite:**

Corner shower cubicle. Vanity wash basin and low level WC. Tiled splashback. Radiator. Electric wall heater. Extractor.

**Bedroom 3:**

11'10 x 11'2 (3.61m x 3.40m)

Radiator.

**Bathroom:**

Panelled corner bath. Vanity wash basin and low level WC. Corner shower cubicle. Tiled splashback. Heated towel rail. Electric wall heater.

**Outside:**

The property stands in large corner gardens. Gently sloping front and side gardens laid mainly to lawn with mature trees and shrubs. Large Terrace. Driveways

leading to Two Garages 17'5 x 12'9 (5.31m x 3.89m) with up and over door, power and light. Personal door to Garden, and 18' x 9' (5.49m x 2.74m) with up and over door and personal door to Garden. Enclosed Rear Garden laid to lawn with patio and borders.

**Tenure:**

Freehold.

**Council Tax:**

Band F.

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

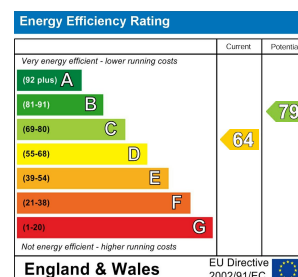
**Data Protection:**

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. 70.0 sq. metres (753.9 sq. feet)



### First Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



Total area: approx. 140.1 sq. metres (1507.9 sq. feet)

Floor plans are for illustrative purposes only and 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.



