

STEPHEN & CO.
— CHARTERED SURVEYORS —
01934 - 621101

**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**11, PARAGON ROAD,
WESTON-SUPER-MARE. BS23 2DB
£495.000**

A rare opportunity to acquire a substantial 4 Bedroom Victorian Semi Detached House located within a Conservation Area in this elevated position just off the Sea Front. The property has been extensively modernised by the present owners, whilst retaining many original features, to include double glazing, gas central heating, refitted kitchen and bathrooms, replaced roof etc.

The spacious and well presented accommodation offers flexible accommodation over three floors with views towards Weston Bay at the rear and a large Terrace, perfect for enjoying Weston's famous sunsets

Located a short distance from the Sea Front and Marine Lake the property is also within 1.5 miles of the Town Centre, Railway Station and other shopping and leisure amenities within.

An internal inspection is highly recommended

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



Accommodation:

(with approximate measurements)

Entrance:

Double glazed door to glazed Entrance Porch with further door with leaded inset to:-

Hall:

Radiator. Staircase to First floor and separate stairs to Lower Ground Floor. Understairs cloaks recess.

Cloakroom:

Low level WC. Vanity wash basin. Heated towel rail. Extractor.

Lounge:

27'4 x 16'5 max (8.33m x 5.00m max)

Formerly two rooms. Wide bay window. 'Minster' fireplace. 2 radiators. TV point. TV point. Ornate coving.

Sitting Room:

16'5 x 10'8 (5.00m x 3.25m)

Radiator. Telephone point. Double glazed doors to Terrace.

Dining Room:

16'6 x 11'9 max (5.03m x 3.58m max)

Radiator. TV Point. Wall and base units with granite worksurfaces over. Inset single drainer sink unit. Integrated washing machine, tumble dryer and microwave. Wide opening into:-

Kitchen:

16'8 x 6'10 (5.08m x 2.08m)

Wall and base units with granite worksurfaces and splashbacks over. Inset single drainer sink unit. Fitted double oven and 5 ring hob with glazed splashback and extractor hood over. Integrated dishwasher. Space for a fridge/freezer. Sliding patio doors to Terrace.

First Floor Landing:

Radiator. Skylight.

Bedroom 1:

16'5 x 14'10 (5.00m x 4.52m)

Bay window. Radiator.

Bedroom 2:

15'5 x 12'2 (4.70m x 3.71m)

Radiator. TV point.

Bedroom 3:

16'6 x 11'9 max (5.03m x 3.58m max)

Radiator. TV point.

Bedroom 4:

16'6 x 10'9 (5.03m x 3.28m)

Tiled fireplace. Radiator. Fitted wardrobes.

Bathroom:

Panelled bath with shower over. Vanity wash basin. Low level WC. Panelled walls.

Shower Room:

Double cubicle. Low level WC. Twin wash basins. Panelled walls. Heated towel rail. Shaver point. Access to loft space.

Lower Ground Floor:**Basement Room:**

15'9 x 14'6 (4.80m x 4.42m)

Radiator. Airing cupboard housing 'Vaillant' gas fired boiler and pressurised cylinder providing central heating and hot water. Door to:-

Basement Room/Sauna:

15'9 x 11'6 (4.80m x 3.51m)

Sauna. Door to Rear

Outside:

Front Garden laid to lawn. Gated access at rear to paved garden with parking space. Store rooms and Outside WC. Steps up to large Terrace with views towards Weston Bay.

Tenure:

Freehold, subject to a £5 Annual Rent Charge

Council Tax:

Band F

Garage:

The successful buyer will have the option to purchase a large Garage 30' x 25' (9.14m x 7.62m), located behind the property and held on a separate Title for £50,000

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 01934 621001

Total area: approx. 287.6 sq. metres (3095.6 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.



