

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**68, CLIFTON ROAD,
WESTON-SUPER-MARE. BS23 1BW**

£325,000

Located in the South Ward on a convenient level position within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities

Rare opportunity to acquire a 3 Bedroom Detached House in this sought after position. The property has gas central heating and double glazing but will benefit from some modernisation and refurbishment offering potential to create a lovely family home.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



Accommodation:

(with approximate measurements)

Entrance:

Front door to entrance Vestibule with further door to:-

Hall:

Radiator. Understairs cupboard. Original staircase with turned spindle balustrade to First Floor.

Lounge:

14'4 x 12'9 (4.37m x 3.89m)

Bay window with radiators under. Open fireplace. TV point. Coving and picture rail.

Dining Room/Bedroom 4:

13'6 x 12'9 (4.11m x 3.89m)

Fireplace. Radiator. Picture rail and coving.

Breakfast Room:

10'5 x 9'2 (3.18m x 2.79m)

Radiator. Wall mounted 'Ideal' gas fired boiler providing central heating and hot water. Arch to:-

Kitchen::

10'5 x 9'2 (3.18m x 2.79m)

Range of wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Plumbing for a dishwasher and washing machine. Fitted double oven and 4 ring hob. Space for a fridge/freezer. Tiled splashback. Double glazed door to Rear Garden.

First Floor Landing:**Bedroom 1:**

14'4 x 11' (4.37m x 3.35m)

Bay window with radiators under.

Bedroom 2:

13'7 x 8'9 (4.14m x 2.67m)

Radiator.

Bedroom 3:

13'7 x 7'9 (4.14m x 2.36m)

Radiator. Fitted wardrobes.

Bathroom:

Panelled bath. Vanity wash basin. Shower cubicle.

Radiator.

Separate WC:**Outside:**

Small Front Garden. Pedestrian access to Rear Garden laid to lawn with mature trees and shrubs.

Council Tax:

Band E

Data Protection:

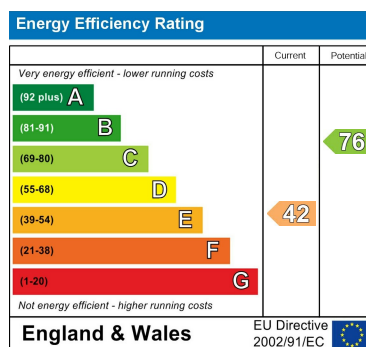
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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

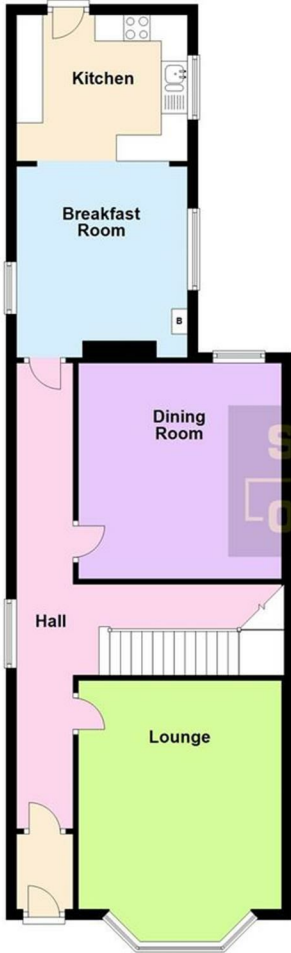
Consumer Protection from Unfair Trading Regulation

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.



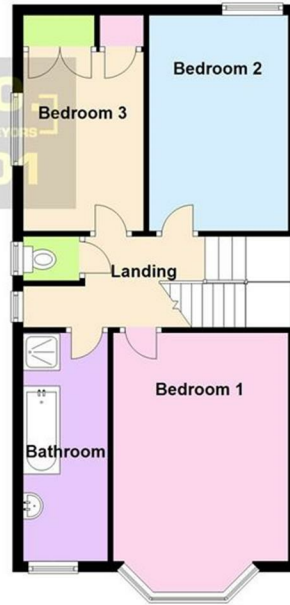
Ground Floor

Approx. 74.8 sq. metres (805.5 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



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Total area: approx. 127.9 sq. metres (1377.0 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.



