

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**20, SEABROOK ROAD,  
WESTON-SUPER-MARE, BS22 8JE  
£275,000**



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**The Property  
Ombudsman**

**Located in an elevated position in Milton close to local amenities including schools, bus services and shops in Milton Road and Worle High Street. The Town Centre and Sea Front lie approximately 3 miles away. A 1930s 3 Bedroom Semi Detached House offered on the market for the first time in over 50 years. The property has gas central heating, double glazing, gardens and garage and is offered with No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Entrance Porch with further door to:-

**Hall:**

Radiator. Telephone point. Understairs recess and cupboard. Staircase to First Floor.

**Lounge:**

12' x 12' (3.66m x 3.66m)  
Bow window. Fire surround. Radiator. TV and telephone points. Sliding doors to:-

**Dining Room:**

11'5 x 10'2 (3.48m x 3.10m)  
2 radiators. Double glazed door to Rear Garden.

**Kitchen:**

12'2 x 8'7 max (3.71m x 2.62m max)  
Wall and base units with roll edge worksurfaces over. 1.5 bowl bowl single drainer stainless steel sink unit. cooker point. Plumbing for a washing machine. Tiled splashback. Gas fired boiler providing central heating and hot water. Door to:-

**Rear Lobby:**

Steps down to double glazed door to Rear Garden. WC off.

**First Floor Landing:**

Access to loft space.

**Bedroom 1:**

12' x 10'10 (3.66m x 3.30m)  
Bow window. Fitted wardrobes. Radiator. Telephone point.

**Bedroom 2:**

11' x 11' (3.35m x 3.35m)  
Radiator. Fitted wardrobe. Airing cupboard.

**Bedroom 3:**

8' x 7'3 (2.44m x 2.21m)  
Radiator.

**Shower Room:**

Corner cubicle with 'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver light and socket.

**Outside:**

Front Garden laid to chippings with shrubs. Shared Driveway to Garage with electronic up and over door, power and light. Rear Garden laid to lawn with patio. Timber shed. Outside tap. Personal door to Garage.

**Council Tax:**

Band C

**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

**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.



Total area: approx. 89.5 sq. metres (963.2 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.

