

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**43, MOORLAND ROAD,
WESTON-SUPER-MARE, BS23 4HW**

£335,000

Occupying a convenient level location in the South Ward well placed for the Sea Front, Goff Course, Clarence Park and other amenities. The Town Centre and Railway Station are approximately 1.5 miles away.

A well presented 3 Bedroom Semi Detached House with additional Loft Room/Office which has been improved by the present owners while maintaining the original character. The property has gas central heating, double glazing, off street parking and an enclosed rear garden. An internal inspection is recommended

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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Accommodation:

(with approximate measurements)

Entrance:

Front door to Vestibule with further door to:-

Hall:

Radiator. Telephone point, Staircase to first Floor.
Cloaks cupboard.

Lounge:

14'4 x 13' (4.37m x 3.96m)

Bay window. Open fireplace. Radiator. TV point. Picture rail and coved ceiling.

Sitting Room:

12'9 x 12' (3.89m x 3.66m)

Tiled open fireplace. Radiator. TV point.

Kitchen/Diner:

22'2 x 8'9 (6.76m x 2.67m)

Fitted with an extensive range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer sink unit. Electric range oven with stainless steel splashback and extractor hood over. Plumbing for a washing machine and dishwasher. Tiled splashback. Radiator. Original serving hatch to Sitting Room. Double glazed french doors to Rear Garden.

First Floor Landing:

Radiator. Staircase to Loft Room.

Bedroom 1:

12'5 x 11'4 (3.78m x 3.45m)

Range of wardrobes. Radiator. TV point.

Bedroom 2:

12'4 x 8'4 (3.76m x 2.54m)

Radiator. Understairs recess.

Bedroom 3:

10'2 x 7' (3.10m x 2.13m)

Radiator. Built-in cupboard.

Bathroom:

10' x 9' (3.05m x 2.74m)

Freestanding clawfoot bath with mixer shower. Separate shower cubicle. Pedestal wash basin Tiled splashback. Radiator. Linen cupboard. Airing cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Fixed staircase from Landing to:-

Landing:

Under eaves storage. Door to:-

Loft Room/Office:

14' x 9'3 plus recess (4.27m x 2.82m plus recess)

Radiator. Skylight, Sloping ceilings.

Outside:

Front Garden laid to chippings with off street parking for 2 cars. Enclosed Rear Garden laid to lawn with patios and pergola. Mature trees and shrubs. Store shed.

Tenure:

Freehold

Council Tax:

Band C

NB. Planning was granted for 'renovation of existing habitable attic space with new rear dormer' on 28th March 2019 (Application Number: 18/P/4584/FUH). This has now lapsed and interested parties should make their own enquiries of North Somerset Council.

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

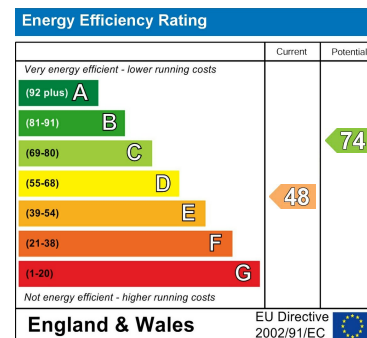
Data Protection:

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

Anti-Money Laundering

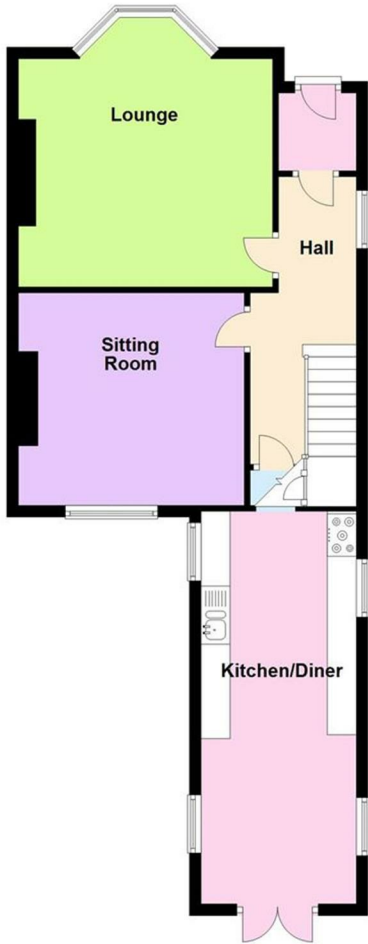
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 62.5 sq. metres (672.5 sq. feet)



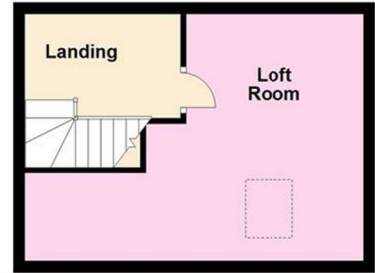
First Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.4 sq. feet)



Total area: approx. 141.2 sq. metres (1519.7 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.



