



**'BREDA', 46, SEVERN AVENUE,
WESTON-SUPER-MARE, BS23 4DQ**

£725,000

A beautifully presented 1930s Detached House which has been extensively refurbished by the present owners creating a fabulous family home with a blend of original features and contemporary flourishes. The property includes 5 Bedrooms (2 En Suite), 2 Reception Rooms, and a fitted family Kitchen as well as enclosed Gardens extensive parking and an Integral Garage.

The property is located in the popular South Ward of Weston approximately 1 mile from the Town Centre, Sea Front, Railway Station and other amenities and is well placed for local shops, bus services, schools etc.

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

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hallway:

Vertical radiator. Electric heater. Telephone point. Understairs cupboard. Coved ceiling. Personal door to Garage. Staircase rising to First Floor.

Lounge:

15'8 x 12'5 (4.78m x 3.78m)

Bay window. Fireplace with woodburner. Radiator. Coved ceiling.

Dining Room:

12'5 x 11'9 (3.78m x 3.58m)

Bay window. Radiator. Coved ceiling.

Utility Room:

11'5 x 11'2 (3.48m x 3.40m)

Extensive range of wall and base units with worksurfaces over. Belfast sink. Plumbing for a washing machine. Door to side and further door to Lobby with doors to Kitchen and to:-

Shower Room:

Shower cubicle with electric shower unit. Low level WC. Vanity wash basin. Heated towel rail over radiator.

Kitchen/Family Room:

24'8 x 22'2 max (7.52m x 6.76m max)

A beautiful family space comprising an extensively fitted Kitchen Area with a range of wall and base units. Island with breakfast bar and cupboards and drawers under. 1.5 bowl single drainer copper sink unit with mixer over. Fitted appliances including oven, 4-ring induction hob, convection microwave and steam oven. dishwasher and wine cooler. Space and plumbing for an American-style fridge/freezer. Mechanical extractor/heat recovery system. Recessed flat screen TV. Vertical radiator. Recessed spotlights. Bi-fold doors to Rear Garden.

First Floor Landing:

Loft access. 2 radiators. Utility cupboard with plumbing for a washing machine, hot water tank and gas fired boiler providing central heating and hot water.

Bedroom 1:

14'4 x 12'4 (4.37m x 3.76m)

Bay window. Radiator. Door to En Suite with shower cubicle, low level WC and vanity wash basin. Tiled splashback. Heated towel rail.

Bedroom 2:

12'5 x 11'9 (3.78m x 3.58m)

Bay window. Radiator. Door to En Suite with corner shower cubicle, low level WC. Vanity wash basin. Heated towel rail.

Bedroom 3:

14'5 x 12'7 (4.39m x 3.84m)

Radiator.

Bedroom 4:

9'10 x 8'10 (3.00m x 2.69m)

Radiator.

Bedroom 5:

10'9 x 6'2 (3.28m x 1.88m)

Radiator.

Bathroom:

Panelled bath with mixer shower over. Corner shower cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail.

Outside:

Electric gates leading to hardstanding with parking for several vehicles. Electric car charging point. Gates to side to driveway leading to an Integral Garage: 16' x 9' (4.88m x 2.74m) with roller door, power and light. Personal door to Hallway. Enclosed Rear Garden laid to lawn with patio and area of decking, raised beds and hedging. Outside taps and power point. Rainwater harvesting system serving the outside taps, washing machines and WCs.

Tenure:

Freehold

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

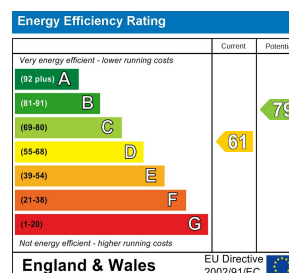
Data Protection:

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

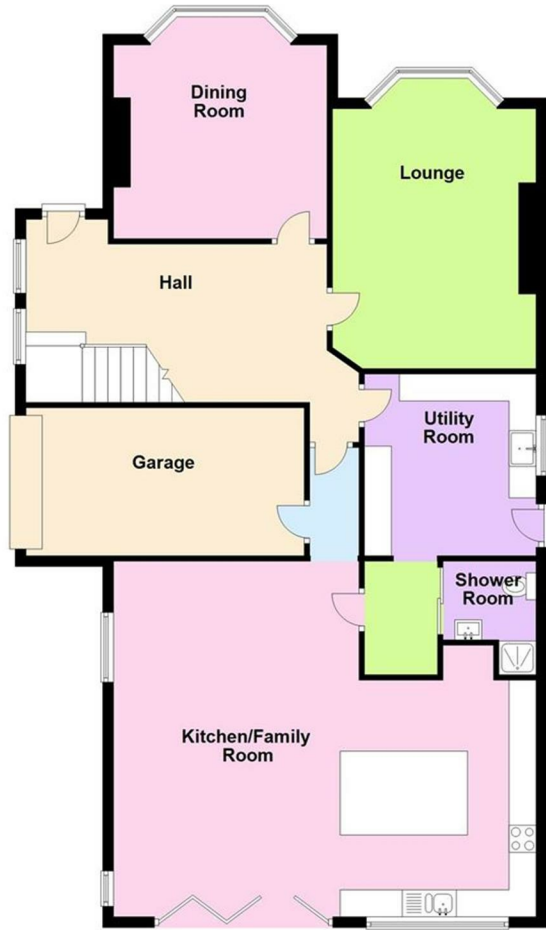
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



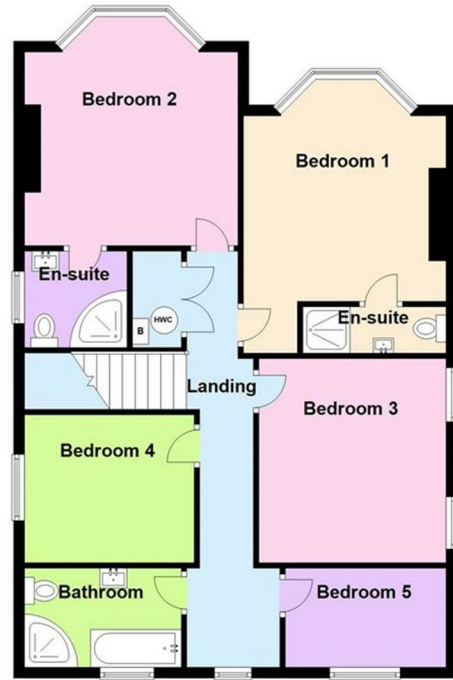
Ground Floor

Approx. 132.4 sq. metres (1425.4 sq. feet)



First Floor

Approx. 85.2 sq. metres (917.6 sq. feet)



Total area: approx. 217.7 sq. metres (2343.1 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.



