

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**9, MAGDALEN WAY, WORLE,
WESTON-SUPER-MARE. BS22 7PG**

£285,000

Located in a convenient level location in Worle backing onto Castle Batch, within the Priory School catchment area and well placed for local amenities including shops & bus services. There is good access to the M5 Motorway at St Georges (junction 21)

A modern 3 Bedroom Link-Detached House overlooking Castle Batch to the rear and with the benefit of gas central heating, double glazing, solar panels, gardens and garage.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Hall with staircase rising to First Floor.

Lounge/Diner:
22' x 13' narrowing to 8' (6.71m x 3.96m narrowing to 2.44m)
Bow window. Radiator. TV point. Oak flooring.
Double glazed french doors to Conservatory. Sliding door to:-

Kitchen:
9' x 8' (2.74m x 2.44m)
Range of wall and base units with worksurfaces over. 1.5 bowl enamel sink unit. Cooker point with extractor and stainless steel splashback over. Plumbing for a washing machine. Carousel units. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Understairs cupboard. Door to Garage.

Conservatory/Garden Room
9'10 x 9'4 (3.00m x 2.84m)
Radiator. Double glazed french doors to Rear Garden.

First Floor Landing:
Access to loft space.

Bedroom 1:
10'10 x 8'5 (3.30m x 2.57m)
excluding door recess. Radiator.

Bedroom 2:
10'10 x 8'2 (3.30m x 2.49m)
excluding door recess. Radiator.

Bedroom 3:
8' x 7'10 (2.44m x 2.39m)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Tiled splashback and floor. Radiator.

Outside;
Front Garden laid to lawn and paving. Screen hedging and wisteria. Driveway to Garage with up and over door, power and light. Personal door to enclosed Rear Garden backing onto Castle Batch laid to lawn with patio and mixed borders. Cherry tree and Wisteria. Larger container with power and light ideal for a home office, workshop, storage etc.

Council Tax:
Band C

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

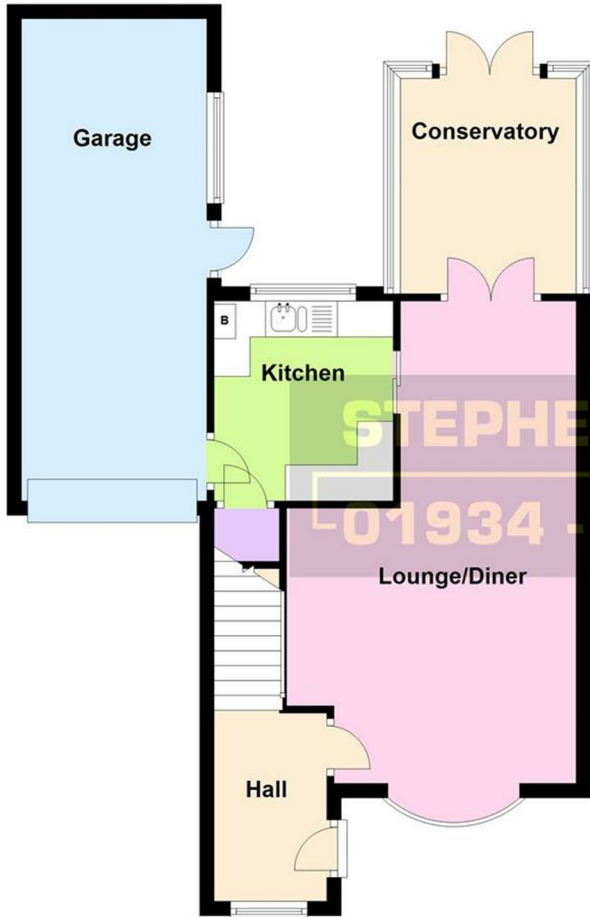
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 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.



