

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



## 38, CHARLTON ROAD, WESTON-SUPER-MARE, BS23 4HQ

### £450,000

Located in this highly sought after South Ward position within 2 miles of the Town Centre, Sea Front, Railway Station and other amenities.

A classic 4 Bedroom Semi Detached House, offered on the market for the first time in over 50 years. The property offers spacious accommodation which has been well maintained, but would now benefit from some updating to create a stunning family home. The property has gas central heating, double glazing, off street parking & garage and a particular feature is the large, south facing Rear Garden. No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**Accommodation:**

(with approximate measurements)

**Entrance:**

Storm Porch with front door with leaded inset and side panels to:-

**Hall:**

Radiator. Telephone point. Understairs cupboard. Staircase rising to First Floor..

**Lounge:**

18'4 x 12'5 (5.59m x 3.78m)

Fire surround with electric fire. Radiator. TV and telephone points. French doors to:-

**Conservatory:**

12'3 x 11'10 (3.73m x 3.61m)

Double glazed french doors to Rear Garden.

**Dining Room:**

13'5 x 11'10 (4.09m x 3.61m)

Bay window. Radiator. TV point.

**Kitchen/Breakfast Room:**

20' x 11'6 narrowing to 7'7 (6.10m x 3.51m narrowing to 2.31m)

Fitted with a range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob and concealed extractor hood over. Integrated dishwasher. Plumbing for a washing machine. Tiled splashback. 2 radiators. door to:-

**Rear Lobby:**

'Potterton' gas fired boiler. Double glazed door to side. WC off

**First Floor Landing:**

Leaded window. Radiator. Access to loft space.

**Bedroom 1:**

13'5 x 11'9 (4.09m x 3.58m)

Bay window. Fitted wardrobes. Radiator.

**Bedroom 2:**

15'9 x 12'5 (4.80m x 3.78m)

Fire surround. Fitted wardrobes. TV and telephone points. Radiator. Vanity wash basin.

**Bedroom 3:**

11' x 10'5 (3.35m x 3.18m)

Bay window. Fire surround. Radiator. Shower cubicle.

**Bedroom 4:**

10'5 x 7'5 (3.18m x 2.26m)

Radiator.

**Bathroom:**

Panelled bath. Vanity wash basin. Tiled splashback. Airing cupboard. Radiator.

**Separate WC:****Outside:**

Block paved Front Garden with mixed borders providing off street parking. Driveway to Garage of asbestos construction: 30' x 8' (9.14m x 2.44m) with up and over door. A particular feature of the property is its large South facing Rear Garden laid mainly to lawn with well stocked beds and borders with mature trees and shrubs. Patio. Timber shed.

**Tenure:**

Freehold.

**Council Tax:**

Band E

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

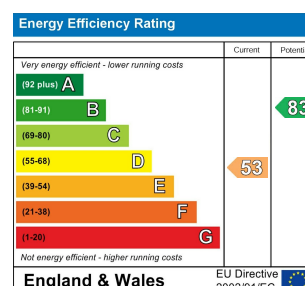
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When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with 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**

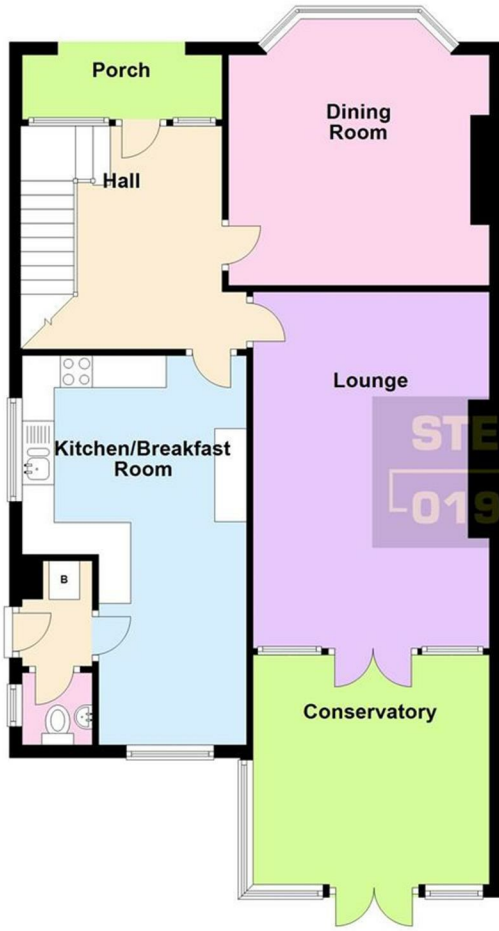
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



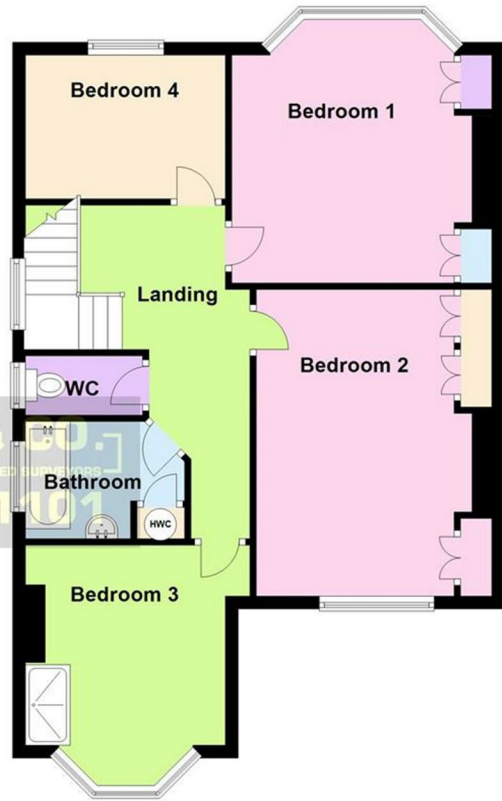
### Ground Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



### First Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 157.8 sq. metres (1698.6 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.



