



**'SOMERSET HOUSE', 20, LOWER KEWSTOKE ROAD,
WORLE, WESTON-SUPER-MARE, BS22 9JF**

£395,000

Located in an elevated position close to Worle High Street and a range of local amenities. Weston Town Centre and Sea Front are approximately 3 miles away and access to the M5 Motorway at St Georges is approximately 2 miles to the east.

A rare opportunity to purchase a fabulous Detached period property believed to have been built around 1800. The property offers spacious and flexible accommodation arranged over three floors with potential for an annexe/teenager suite/office space on the top floor. The property is full of charm and character retaining many original features including an inglenook fireplace, exposed beams & stone walls, and an impressive vaulted ceiling on the top floor. In addition the property has gas central heating, double glazing, corner gardens and a garage.

An internal inspection is highly recommended

Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Porch with feature leaded window. Further door to:-

Lounge:

35' x 13'3 (10.67m x 4.04m)
Inglenook Fireplace with original bread oven. Further fireplace with woodburner. 2 radiators. TV point. Leaded borrowed light window. Window seats. Central staircase to First Floor. Arch to:-

Dining Room:

17'8 x 9'7 (5.38m x 2.92m)
Fire surround. Radiator.

Bathroom:

16'9 x 9'2 max (5.11m x 2.79m max)
Panelled corner spa bath. Low level WC. Pedestal wash basin. Bidet. Separate cubicle with 'Mira' shower unit. Tiled splashback. Radiator.

Kitchen:

25' x 7'9 (7.62m x 2.36m)
Fitted with a range of wall and base units with worksurfaces over. 1.5 bowl single drainer sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Cupboard housing an 'Ideal Mexico' gas fired boiler providing central heating and hot water. Yorkshire hoist. Door to Garden. Wide opening into:-

Conservatory:

11'7 x 8'2 (3.53m x 2.49m)
Radiator. Double glazed door to side.

First Floor Landing:

Radiator. 'Velux' window. Door and staircase to Second Floor.

Bedroom 1:

20'6 x 13' max (6.25m x 3.96m max)
Fitted wardrobes. Radiator.

Bedroom 2:

13' x 10' (3.96m x 3.05m)
Radiator. Fireplace.

Bedroom 3:

10' x 9'6 (3.05m x 2.90m)
Radiator. Feature circular window. 'Velux' window.

Bedroom 4:

10' x 9'6 (3.05m x 2.90m)
Radiator. Door leading to external staircase to Garden

Separate WC:**Second Floor:****Living Room:**

20'6" x 13'1" (6.25m x 4.01m)
Feature vaulted ceiling. Radiator. Kitchen area of with worksurfaces, single drainer stainless steel sink unit and cooker point. Views over the Town.

Shower Room:

Cubicle with 'Mira' shower unit. Low level WC. Wash basin. Electric wall heater.

Bedroom:

Radiator. 2 built-in wardrobes. Views over the Town.

Outside:

The property stands in large corner gardens. Front Garden laid to chippings with raised flower beds and borders. Area laid to bark with fruit trees. Large paved garden to side with outside tap and external staircase to First Floor level. Shared driveway at rear with gates leading to Garage with up and over door.

Council Tax:

Band D

Tenure:

Freehold

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

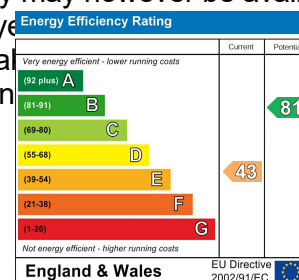
Data Protection:

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. Buyability of any property and market value to be reviewed before embarking on an offer.





Total area: approx. 233.6 sq. metres (2514.6 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.



