

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**37, WEST GARSTON,
BANWELL, BS29 6EX**

£350,000

Located in the village of Banwell which lies approximately 6 miles east of Weston super Mare. Village amenities include primary school, shops, public house, bus services etc and the property lies with the Churchill Secondary School catchment.

An extended well presented 4 Bedroom Semi Detached House with gas central heating, double glazing, garden and off street parking. No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to:-

Hall:

Radiator. Staircase to First Floor.

Cloakroom:

Low level WC with integrated wash basin. Tiled splashback. Radiator.

Study:

9'7 x 9'6 (2.92m x 2.90m)

Radiator. Telephone point. Fitted store and meter cupboards.

Lounge/Diner:

21'7 x 13'5 max (6.58m x 4.09m max)

2 radiators. TV point. Understairs cupboard. Double glazed french doors to:-

Conservatory:

20' x 7'3 (6.10m x 2.21m)

Radiator. Double glazed french doors to Rear Garden.

Refitted Kitchen:

13'5 x 9'5 (4.09m x 2.87m)

Extensive range of wall and base units with worksurfaces over. Inset 1.5 bowl single drainer stainless steel sink unit. Twin fitted ovens and 5-ring hob. with extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing for a washing machine. Tiled splashback.

First Floor Landing:

Access to loft sapce.

Bedroom 1:

10' x 9'3 (3.05m x 2.82m)

Radiator. Built-in wardrobe.

Bedroom 2:

11'8 x 10'5 max (3.56m x 3.18m max)

Radiator.

Bedroom 3:

11'2 x 7'5 (3.40m x 2.26m)

Radiator.

Bedroom 4:

9'8 x 8'9 (2.95m x 2.67m)

Radiator. Built-in wardrobe.

Bathroom:

Panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:

Paved Front Garden with off street parking for several vehicles. Enclosed Rear Garden laid to lawn with patio.

Council Tax:

Band C.

Tenure:

Freehold.

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

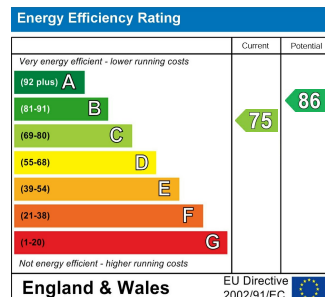
Data Protection:

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

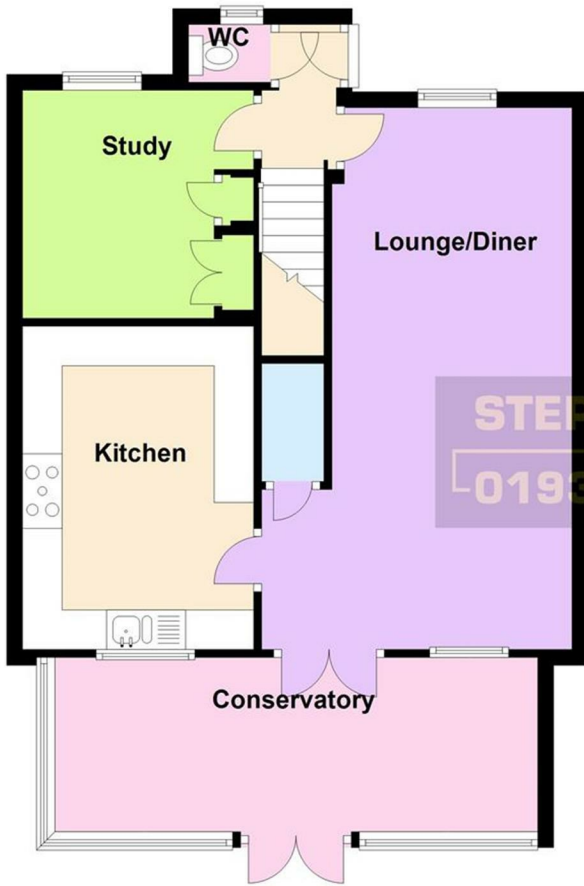
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



Ground Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 108.7 sq. metres (1170.4 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.



