

**STEPHEN & CO.**  
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ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT  
Established 1928



**327, MILTON ROAD,  
WESTON-SUPER-MARE. BS22 8JH**

**£350,000**

Occupying a popular position close to Worle High Street and well placed for a range of other amenities including schools and bus services. Weston Town Centre & Sea Front lie approximately 3 miles away.

A well presented 3 Bedroom Detached Bungalow with gas central heating, double glazing, gardens and garage. The property is offered with No Onward Chain

**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Steps up to storm porch with front door to:-

**Hall:**  
Radiator. Cloaks cupboard, Airing cupboard,  
Access to part boarded loft space with light via a  
fold down ladder.

**Lounge:**  
13'5 x 10'10 (4.09m x 3.30m)  
Bow window. Fire surround with electric fire.  
Radiator. TV point.

**Dining Room:**  
11'7 x 10'10 max (3.53m x 3.30m max)  
Radiator. TV and telephone points, Double glazed  
french doors to Rear Garden.

**Kitchen:**  
16' x 8' (4.88m x 2.44m)  
Fitted with a range of wall and base units with  
worksurfaces over. 1.5 bowl single drainer sink unit.  
Fitted double oven and 5-ring hob with extractor  
hood over. Integrated dishwasher. Plumbing for a  
washing machine. Space for under counter  
refrigerator and freezer. Tiled splashback. Heated  
towel rail. Cupboard housing 'Worcester' gas fired  
boiler providing central heating and hot water.  
Double glazed door to side.

**Bedroom 1:**  
10'10 x 10'10 (3.30m x 3.30m)  
Radiator. TV and telephone points.

**Bedroom 2:**  
11'3 x 11' (3.43m x 3.35m)  
Radiator. TV and telephone points.

**Bedroom 3;**  
9'10 x 8' max (3.00m x 2.44m max)  
Radiator. TV point.

**Shower Room:**  
Corner cubicle with 'Mira' shower unit. Low level  
WC. Vanity wash basin. Tiled splashback. Heated  
towel rail. Extractor.

**Separate WC:**  
Low level WC. Vanity wash basin with tiled  
splashback. Radiator.

**Outside:**  
Paved Front Garden with flower beds. Driveway with  
off street parking to Garage: 17' x 8'3 (5.18m x  
2.51m) with electronic roller door, power and light.  
Pedestrian access to a good size Rear Garden laid  
mainly to lawn with mixed beds & borders and

mature trees & shrubs. Patio. Greenhouse and  
timber shed. Paved side garden with outside tap  
and personal door to Garage.

**Tenure:**  
Freehold.

**Council Tax:**  
Band E

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://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  
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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. 86.9 sq. metres (935.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 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.



