

STEPHEN & CO.

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BLOCK MANAGEMENT

Established 1928



**42, STANHOPE ROAD,
WESTON-SUPER-MARE. BS23 4LP**

£520,000

Located in this highly sought after address in the South Ward well placed for local amenities.

A well presented 4 bedroom Semi Detached House with gas central heating, double glazing to the majority of windows, garage & off street parking, large south facing garden and balcony with views towards the Cricket Ground.

An internal inspection is highly recommended

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Vestibule with leaded window and further door with leaded side panels to:-

Hall:

Radiator. Secondary double glazed leaded window. Staircase to First Floor. Understairs cupboard.

Lounge:

15'4 into bay x 12'10 (4.67m into bay x 3.91m)
Fire surround with electric fire. Bay window. Radiator. TV point.

Dining Room:

13'10 x 11' (4.22m x 3.35m)
2 radiators. Door to Conservatory. Opening into:-

Kitchen:

10' x 8'9 (3.05m x 2.67m)
Range of wall and base units with granite worktops over. 1.5 bowl single drainer sink unit. Fitted oven and microwave. 4-ring gas hob with extractor hood over. Breakfast bar. Tiled splashback.

Utility Area:

5'9 x 5' (1.75m x 1.52m)
Worktop with plumbing for a washing machine over. Space for a fridge/freezer. Double glazed door to Rear Garden.

WC:

Low level WC. Corner wash basin with tiled splashback. Radiator.

Conservatory:

15'9 x 11' (4.80m x 3.35m)
Double glazed french doors to Rear Garden.

First Floor Landing:

Secondary glazed leaded window. Staircase to Top Floor. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:

13'10 x 11'2 (4.22m x 3.40m)
Bay window. Fitted wardrobes. Radiator.

Bedroom 2:

14' x 11'2 (4.27m x 3.40m)
Radiator. Double glazed door to Balcony with views towards the Cricket Ground.

Bedroom 3:

8'8 x 8'8 (2.64m x 2.64m)
Dual aspect windows. Radiator..

Bathroom:

Panelled bath. Vanity wash basin. Low level WC. Separate shower cubicle. Heated towel rail. Tiled walls and floor. Extractor.

Second Floor Landing:**Bedroom 4:**

17'3 x 16' max (5.26m x 4.88m max)
Sloping ceilings with partly restricted head height. 2 radiators. Under eaves storage. 2 'Velux' windows.

Outside:

Front Garden laid to lawn. Driveway with off street parking to Garage: 23' x 9' (7.01m x 2.74m) with double doors. Large south facing rear garden laid to lawn with mature trees and shrubs and patio.

Tenure:

Freehold

Council Tax:

Band D

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

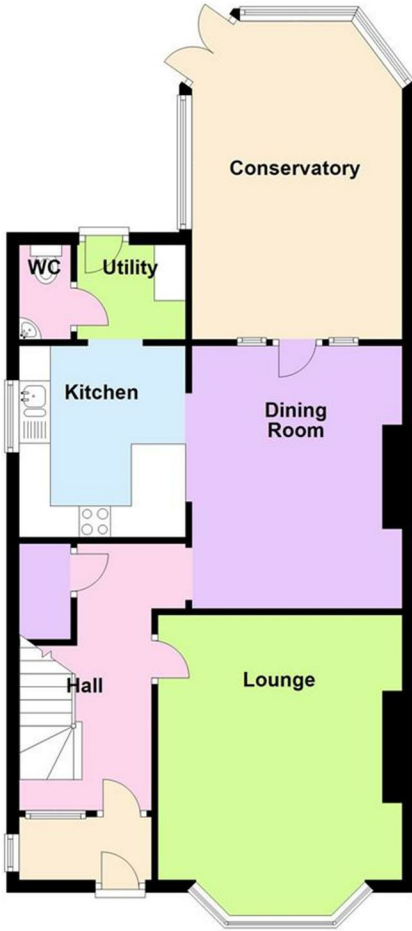
Anti-Money Laundering

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. 74.2 sq. metres (798.2 sq. feet)



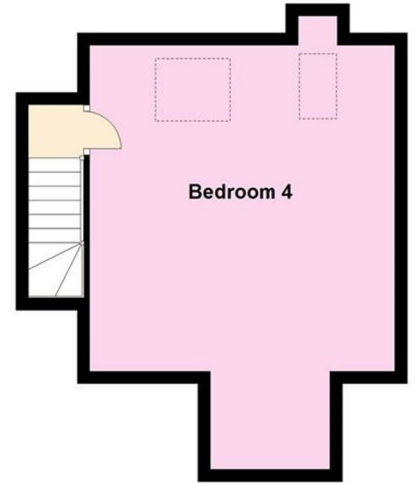
First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



Second Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 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.



