

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**11, LEWISHAM GROVE, ,  
WESTON-SUPER-MARE, BS23 3JP**

**£320,000**

Located in a convenient level position approximately 1 mile from the Town Centre, Sea Front, Railway Station and other amenities.

An extended well presented 3/4 Bedroom 1930s Semi Detached House with flexible accommodation providing a lovely family home with gas central heating, double glazing, garage & parking and a large rear garden. An internal inspection is highly recommended.

**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:**  
Double glazed front door to Entrance Porch. Further door to:-

**Hall:**  
Radiator. Staircase to First Floor. Understairs cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

**Lounge:**  
11'8 x 11'8 (3.56m x 3.56m)  
Bow window. Fire surround with fitted electric fire. Radiator. TV point.

**Kitchen/Diner:**  
21'9 x 10'2 (6.63m x 3.10m)  
Fitted with a range of wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob. Plumbing for a washing machine. Integrated dishwasher. Space for a fridge/freezer. Tiled splashback. Radiator. Telephone point. Opening into:-

**Rear Lobby:**  
WC off. Pantry cupboard (formerly a shower room). Double glazed door to Rear Garden.

**Study/Bedroom 4:**  
12' x 7' max (3.66m x 2.13m max)  
Radiator.

**First Floor Landing:**  
Access to loft space.

**Bedroom 1:**  
11'9 x 11' (3.58m x 3.35m)  
Bow window. Fitted wardrobes and dressing table. Radiator. TV point.

**Bedroom 2:**  
11'10 x 11'9 (3.61m x 3.58m)  
Radiator.

**Bedroom 3:**  
7'9 x 7' (2.36m x 2.13m)  
Radiator.

**Bathroom:**  
Panelled bath with shower over. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

**Outside:**  
Off street parking at the front of the property. Shared driveway to Garage: 17'10 x 10'5 (5.44m x 3.18m) with up and over door, power and light. Personal

door to large Rear Garden laid to lawn with large patio. Vegetable beds. Timber shed. Potting shed. Bin store.

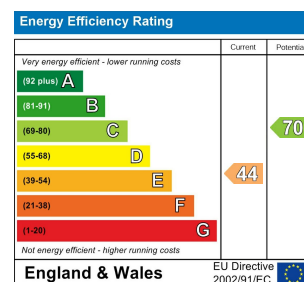
**Tenure:**  
Freehold, subject to a £6 Annual Rent Charge

**Council Tax:**  
Band C

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

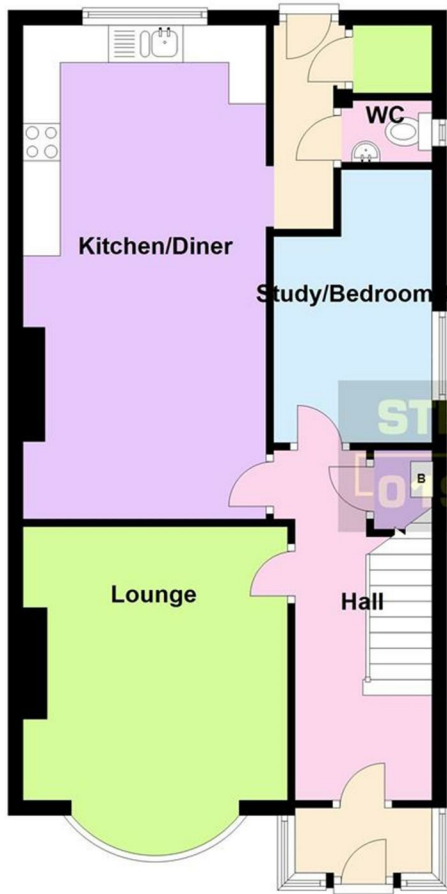
**Anti-Money Laundering**  
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 59.2 sq. metres (636.8 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 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.



