



**29, LAUREL DRIVE, UPHILL,
WESTON SUPER MARE, BS23 4SN**
£360,000

A 3 Bedroom Semi Detached House located on a corner plot in this highly sought after coastal village on the southern outskirts of Weston super Mare. The Town Centre lies approximately two miles away and village amenities include schools, shop, public houses, church and bus services as well as the beach, marina, golf course and nature reserve.

The property has gas central heating, double glazing gardens and a double garage. Offered with No Onward Chain, the property will benefit from some modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door to:-

Hall:
Radiator. Telephone point. Staircase to First Floor.

Cloakroom:
Low level WC. Wash basin.

Lounge:
21'9 x 10'10 (6.63m x 3.30m)
2 radiators. Tiled fireplace with electric fire. TV point.
Double glazed door to Rear Garden.

Dining Room:
16' x 8' (4.88m x 2.44m)
Bow window. 2 radiators. Meter cupboard.

Kitchen:
13'3 x 9' (4.04m x 2.74m)
Wall and base units with worksurfaces over. Single
drainer stainless steel sink unit. Fitted double oven and
hob. Space for a fridge/freezer. Tiled splashback.
Radiator. Understairs cupboard. Door to:-

Utility Room:
12'4 x 6'4 (3.76m x 1.93m)
Wall and base units with worksurfaces over. Single
drainer stainless steel sink unit. Plumbing for a washing
machine. Electric heater. Doors to Front & Rear
Gardens and to Garage.

First Floor Landing:
Radiator. Access to loft space. Airing cupboard housing
'Worcester Greenstar' gas fired boiler providing central
heating and hot water.

Bedroom 1:
12'6 x 11' max (3.81m x 3.35m max)
Radiator.

Bedroom 2:
12'6 x 10'6 max (3.81m x 3.20m max)
Radiator.

Bedroom 3:
9'8 x 9'2 (2.95m x 2.79m)
Radiator. Fitted wardrobe.

Bathroom:
Pink suite with panelled bath with 'Triton' shower over.
Low level WC. Pedestal wash basin. Tiled splashback.
Heated towel rail.

Outside:
Corner gardens laid to lawn with mixed borders. Double
gates to driveway providing additional off street parking.
Further driveway at side to Double Garage: 18' x 17'
(5.49m x 5.18m) with up and over door, power, light and
water tap. Enclosed Rear Garden laid to lawn with patio
and borders.

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. 92.2 sq. metres (992.1 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 139.7 sq. metres (1504.2 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.



