# STEPHEN &

<sup>L</sup>01934 - 621101

**ESTATE AGENTS VALUERS AUCTIONEERS BLOCK MANAGEMENT** 

Established 1928



19, FINMERE GARDENS, **WESTON-SUPER-MARE, BS22 7SR** £258,000







## A 3 Bedroom Semi Detached House located in this popular location close to Castle Batch and well placed for local schools, shops and other amenities. The property has a newly fitted Kitchen, new floor coverings, double glazing, gardens and a garage. No Onward Chain

### **Accommodation:**

(with approximate measurements)

## **Entrance:**

Upvc front door to:-

#### Hall:

Radiator. Door to:-

### Store Room:

5'9 x 3' (1.75m x 0.91m) (Former Cloakroom) Radiator.

## Lounge:

14'5 x 14' (4.39m x 4.27m)

Radiator. TV and telephone points. Staircase to First Floor.

## Kitchen/Diner:

14'7 x 9'10 (4.45m x 3.00m)

Refitted with a range of wall and base units with worksurfaces over. Inset 1.5 bowl single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Radiator. Understairs cupboard. Upvc door to Rear Garden.

## First Floor Landing:

Access to loft space. Linen cupboard.

## **Bedroom 1:**

12' x 8'4 (3.66m x 2.54m) Radiator

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## Bedroom 2:

12' x 8' max (3.66m x 2.44m max) Radiator.

## **Bedroom 3:**

8'5 x 5'10 (2.57m x 1.78m)

Radiator.

## **Bathroom:**

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

### Outside:

Open plan Front Garden laid to lawn. Driveway to Garage: 16'9 x 8'2 (5.11m x 2.49m) with double doors and eaves storage. Enclosed Rear Garden with artificial grass, patio and gravelled areas.

### Tenure:

Freehold.

## **Council Tax:**

Band C

## **Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

## **Data Protection:**

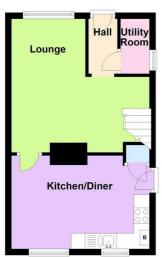
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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**

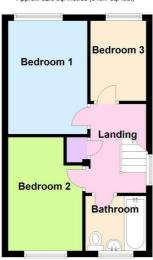
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.





First Floor Approx. 32.5 sq. metres (349.7 sq. feet



Energy Efficiency Rating

Very energy efficient - lower running costs
(12 plus) A
(15-91) B
(19-90) C
(19-54) E
(19-54) E
(19-35) F
(1-26) G
Kell energy efficient - higher running costs

England & Wales
2002/91/EC