



**19, SNOWDON VALE,  
WESTON-SUPER-MARE, BS23 2XR  
£279,950**

A 3 Bedroom Staggered End Terrace House standing in an unusually large plot in this popular elevated position close to Ashcombe Park and within 1.5 mile of the Town Centre, Sea Front and other amenities.

The property has gas central heating, double glazing, a garage and large enclosed rear garden. An internal inspection is recommended

(NB. the main photograph shows the rear elevation)

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

Radiator. Understairs recess. Staircase to First Floor.

**Utility Room:**

Plumbing for a washing machine. 'Ideal' gas fired boiler providing central heating and hot water.

**Lounge:**

14'8 x 11'4 (4.47m x 3.45m)

Vertical radiator. TV point.

**Kitchen/Breakfast Room:**

15'6 x 8'5 (4.72m x 2.57m)

Range of wall and base units with worksurfaces over. 1.5 bowl single drainer sink unit. Fitted oven and hob with extractor hood over. Integrated fridge/freezer and dishwasher. Wine cooler. Radiator. Door to Rear Garden.

**First Floor Landing:**

Linen cupboard. Access to loft space.

**Bedroom 1:**

12' x 8'6 (3.66m x 2.59m)

Fitted wardrobes. Radiator.

**Bedroom 2:**

10'9 x 9' (3.28m x 2.74m)

Radiator.

**Bedroom 3:**

8'8 x 7'8 (2.64m x 2.34m)

Radiator.

**Bathroom:**

Panelled bath with shower over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

**Outside:**

Open plan Front Garden laid to slate chippings. Large enclosed Rear Garden laid mostly to lawn with patio and mature trees and shrubs. Gated access to front and rear. Outside tap. Timber shed. Single garage with an up and over door located in a nearby block.

**Tenure:**

Freehold.

**Council Tax:**

Band B.

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

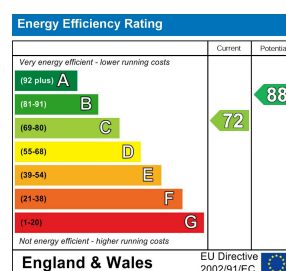
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**Anti-Money Laundering**

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. 37.0 sq. metres (397.9 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



**Total area: approx. 73.9 sq. metres (795.8 sq. feet)**

Floor plans are for illustrative purposes only and are 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.





