



**4, UPPER CHURCH ROAD,  
WESTON-SUPER-MARE, BS23 2DT  
£400,000**



***Investment Opportunity. A substantial End Terrace property with accommodation over three floors currently operating as a HMO with 6 Bedrooms (2 En Suite). The property is located just off the Sea Front and within 1 mile of the Town Centre. The accommodation includes gas central heating, double glazing and an enclosed garden.***

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door the Vetibule with further door to:-

**Hall:**

Staircases to First Floor and Lower Ground Floor.

**Bedroom 1:**

16'5 x 12'5 (5.00m x 3.78m)

**Bedroom 2:**

13'3 x 11'3 (4.04m x 3.43m)

En Suite Shower Room.

**Shower Room:**

Corner cubicle. Low level WC. Wash basin.

**Lower Ground Floor:**

**Hall:**

Store Room off housing gas fired boiler providing central heating and hot water.

**Bedroom: 6**

11'10 x 11'10 (3.61m x 3.61m)

**Lounge:**

12' x 11' (3.66m x 3.35m)

Opening into:-

**Kitchen:**

10' x 6'5 (3.05m x 1.96m)

Wall and base units. Single drainer sink unit. Fitted oven and hob.

**Utility Area:**

5'10 x 4'6 (1.78m x 1.37m)

Door to Garden.

**First Floor Landing:**

**Bedroom 3:**

19'9 x 12'8 (6.02m x 3.86m)

En Suite Shower Room

**Bedroom 4:**

11'6 x 11' (3.51m x 3.35m)

**Bedroom 5:**

10'9 x 8' max (3.28m x 2.44m max)

**Bathroom:**

Panelled bath. Low level WC. Wash basin.

**Outside:**

Enclosed Rear Garden.

**Income:**

The property is currently let, producing an income of £41,580 per annum.

**Tenure:**

Freehold.

**Council Tax:**

Band E

**Broadband & Mobile Coverage**

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

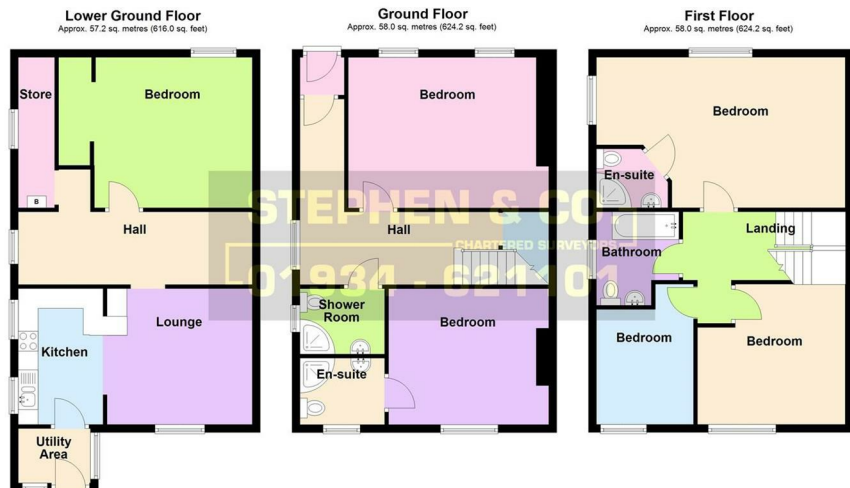
**Data Protection:**

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](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.



Total area: approx. 173.2 sq. metres (1864.4 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.