



**47, HILL ROAD,
WESTON-SUPER-MARE, BS23 2RZ
£345,000**

A substantial 4 Bedroom Victorian Semi Detached House located in a Conservation Area in an elevated position approximately 1 mile from the Town Centre, Sea Front and other amenities.

This impressive family home offers spacious and flexible accommodation and includes gas central heating, garage & off street parking and an enclosed courtyard garden as well many original features including single glazed timber frame sash windows, coved ceilings, stained glass door panel, fireplaces etc.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed doors to Entrance Porch with tiled floor and further door to:-

Entrance Vestibule:
Door to:-

Hall:
Radiators. Staircase to First Floor. Understairs cupboard.

Lounge:
14'2 x 12'10 (4.32m x 3.91m)
Wide bay window. Fire surround. 2 radiators.

Sitting Room:
12'9 x 12'4 (3.89m x 3.76m)
Bay window. Fire surround. Radiator.

Breakfast Room:
13'10 x 11'4 (4.22m x 3.45m)
Fire surround. Radiator.

Bathroom:
Panelled corner bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback.

Dining Room:
13'3 x 12'2 (4.04m x 3.71m)
Fire surround. Radiator.

Kitchen:
13'8 x 9'5 (4.17m x 2.87m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit.. Gas range oven. Tiled splashback. Radiator. Store cupboard. Door to outside.

Utility:
6'9 x 5' (2.06m x 1.52m)
Plumbing for a washing machine.

First Floor Landing:
Radiator. Skylight.

Bedroom 1:
14'4 x 12'9 (4.37m x 3.89m)
Fitted wardrobes. Fire surround. Radiator. Wash basin.

Dressing Room:
Radiator. 'Worcester' gas fired boiler providing central heating and hot water (replaced in 2024)

Bedroom 2:
14' x 12'10 (4.27m x 3.91m)
Fire surround, Radiator. Wash basin.

Bedroom 3:
13'9 x 11'2 (4.19m x 3.40m)
Fire surround. Radiator.

Bedroom 4:
13'4 x 10' (4.06m x 3.05m)
Radiator.

Shower Room:
Shower cubicle. Low level WC. Pedestal wash basin. Radiator.

Outside:
Driveway with parking to Garage/Store with power and light. Paved Front Garden providing further parking. Screen shrubs. enclosed Rear Courtyard Garden. Personal door to Garage.

Tenure:
Freehold.

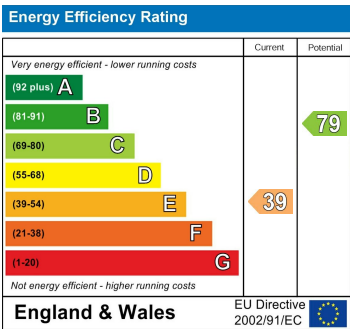
Council Tax:
Band D

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.





Total area: approx. 217.3 sq. metres (2339.2 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 indemnify themselves by inspection or otherwise of their accuracy.
Plan produced using PlanItUp



