



**19, GREENFIELD PLACE,  
WESTON-SUPER-MARE, BS23 2BB  
£279,950**

Rare opportunity in this convenient central location just off the Sea Front and well placed for a wide range of shopping, transport and leisure facilities.

An individual 3 Bedroom End Terrace property converted from a former Coach House and located in a Conservation Area. The property was fully refurbished in 2018 to include gas central heating, double glazed sash windows, new Kitchen & Bathroom suites, new wiring and floor coverings. An internal inspection is highly recommended.

No Onward Chain

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Radiator. Understairs cupboard. Staircase rising to First Floor.

**Cloakroom:**  
Low level WC. Vanity wash basin. Tiled splashback. Radiator. Extractor.

**Lounge:**  
15' x 10'6 (4.57m x 3.20m)  
Radiator. TV point. Store cupboard. Double glazed french doors to Garden.

**Kitchen/Breakfast Room:**  
18'4 x 7'5 (5.59m x 2.26m)  
Fitted with a range of wall and base units with worksurfaces and matching splashbacks over. Single drainer stainless steel sink unit. Fitted oven and 4-ring hob with extractor hood and stainless steel splashback over. Integrated dishwasher. Plumbing for a washing machine. Space for a fridge/freezer. Radiator.

**First Floor Landing:**  
Radiator. 'Velux' window.

**Bedroom 1:**  
11'3 x 10'7 (3.43m x 3.23m)  
Radiator. TV point. Door to:-

**En Suite Shower Room:**  
Shower cubicle. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor. 2 'Velux' windows.

**Bedroom 2:**  
10'9 x 8'10 max (3.28m x 2.69m max)  
Radiator. TV point.

**Bedroom 3:**  
7'10 x 6'10 (2.39m x 2.08m)  
Radiator.

**Bathroom:**  
Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Shower cubicle. Tiled splashback. Extractor. 'Velux' window.

**Outside:**  
Double gates to block paved Courtyard Garden and Parking Space.

**Tenure:**  
Freehold.

**Council Tax:**  
Band C

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



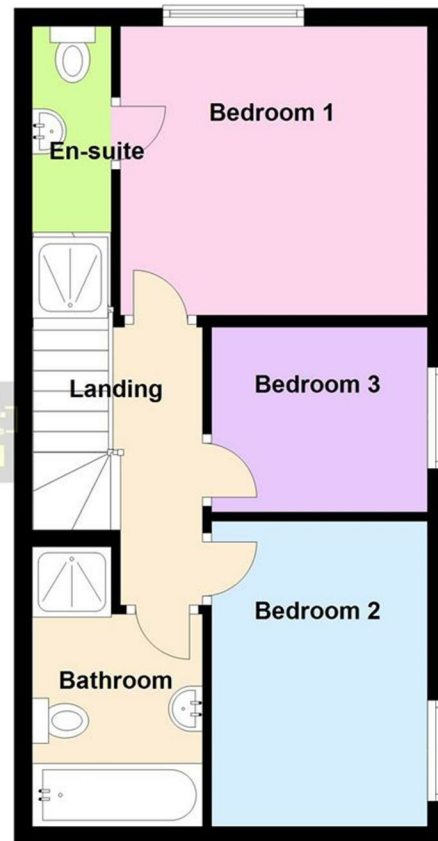
## Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 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.





