



**17, WOODLAND ROAD,  
WESTON-SUPER-MARE, BS23 4HF**  
**£720,000**

Located in this highly sought after South Ward position, well placed for the Beach, Golf Course, Tennis Club and other amenities and within 2 miles of the Town Centre and Railway Station.

An impressive Detached House with 5 En Suite Bedrooms, gas central heating, double glazing, off street parking & garage and a large rear garden with a swimming pool.

An internal inspection is recommended

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

14' x 12'4 (4.27m x 3.76m)

Beamed ceiling with Inset spot lights. Part clad walls. Solid oak staircase to first floor. Radiator.

**Cloakroom:**

Low level WC and Wash basin. Radiator.

**Lounge:**

23' x 15' max (7.01m x 4.57m max)

Open fire place with stone hearth. Exposed lintels and beams. Telephone point. Sliding patio doors to Conservatory.

**Sitting Room:**

14'10 x 13' (4.52m x 3.96m)

Square bay window with window seat.. Picture rail. Fireplace. T.V point. Radiator.

**Kitchen/Diner:**

28'2 x 15' max (8.59m x 4.57m max)

Range of wall and base units with roll edge worksurfaces over,. Central island unit with storage under. Integral double oven, five ring gas hob, refrigerator and freezer, plumbing for washing machine and dishwasher. Inset double sink with mixer tap. Radiator. TV and telephone points. Sliding patio doors to Conservatory. Cupboard housing wall mounted gas fired boiler.

**Conservatory:**

18'6 x 15'3 (5.64m x 4.65m)

Sliding patio doors to garden. TV and telephone points. Radiator.

**Utility Room/Study:**

14'7 x 11'9 (4.45m x 3.58m)

Walk in double shower. Doors to garage and Rear Garden.

**First Floor Landing:**

Radiator.

**Bedroom 1:**

14'3 x 12'10 (4.34m x 3.91m)

Radiator. Door to:-

**Jack & Jill Bathroom:**

12'10 x 9'5 max (3.91m x 2.87m max)

Panelled bath with mixer shower over. Low level WC. Wash basin. Double shower cubicle.

**Bedroom 2:**

12'8 x 11'10 (3.86m x 3.61m)

excluding door recess. Radiator. Door to En Suite Shower Room

**Bedroom 3:**

11'6 x 10' (3.51m x 3.05m)

excluding door recess. Radiator. Door to En Suite Shower Room

**Bedroom 4:**

15'7 x 12'7 max (4.75m x 3.84m max)

2 radiators. Panelled corner bath. Door to En Suite WC.

**Bedroom 5:**

12'10 x 10'9 (3.91m x 3.28m)

Radiator. Door to Jack & Jill Bathroom

**Outside:**

Driveway with off street parking to Garage: 16' x 11'9 (4.88m x 3.58m) with up and over door. Enclosed Rear Garden laid to lawn with large patio area, decking, and a variety of shrub/flower borders. Outdoor Swimming Pool, slightly raised with deck surround. To bottom. Raised patio area with steps up to a log cabin, with obscured windows and ceiling window. Outside lighting.

**'Vendor's Comment'**

"the outside pool is regularly used and only costs us around £250 per year to maintain the water quality"

**Tenure:**

Freehold

**Council Tax:**

Band G

**Broadband & Mobile Coverage**

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

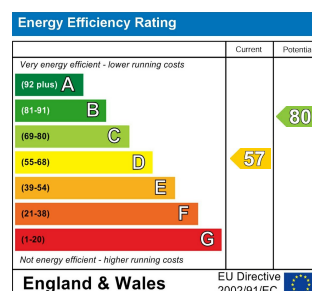
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When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with 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.





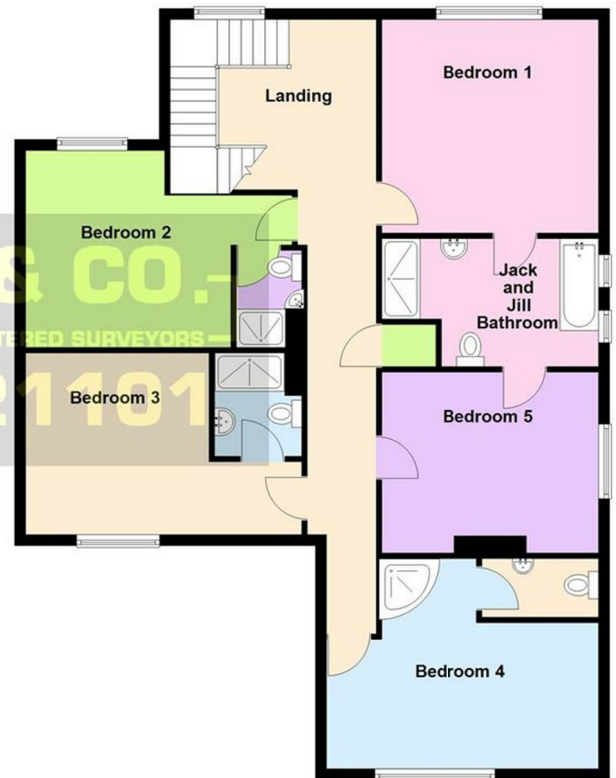
### Ground Floor

Approx. 172.7 sq. metres (1858.8 sq. feet)



### First Floor

Approx. 113.3 sq. metres (1220.0 sq. feet)



Total area: approx. 286.0 sq. metres (3078.8 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.





