



**55, SHIPLATE ROAD, BLEADON,
WESTON SUPER MARE, BS24 0NQ**

£485,000

A modern 5 Bedroom Detached House built in 2005 located on the edge of this sought after village to the south of Weston super Mare, approximately 5 miles from the Town Centre and other amenities.

The property offers well presented accommodation over three floors with gas central heating, double glazing, garage and terraced gardens. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Part glazed front door to:-

Hall:

Radiator. Cupboard. Staircase to First Floor.

Lounge:

14'10 x 11'7 (4.52m x 3.53m)

Woodburner. Radiator. TV and telephone points.

Dining Room:

10'9 x 10' (3.28m x 3.05m)

Radiator.

Kitchen:

11'9 x 8' (3.58m x 2.44m)

Fitted with a range of wall and base units with marble worksurfaces over. Inset 1 1/2 bowl sink unit. Fitted double oven and hob with extractor hood. Integrated refrigerator, freezer and dishwasher. Tiled splashback. Radiator.

Study:

7'9 x 6'6 (2.36m x 1.98m)

Radiator. TV and telephone points.

Utility Room:

7'4 x 5'8 (2.24m x 1.73m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Vented for a tumble dryer. Radiator. Double glazed door to Rear Garden.

Cloakroom:

Low level WC. Wash basin. Heated towel rail.

First Floor Landing:

Radiator. Airing cupboard. Staircase rising to Second Floor.

Bedroom 1:

12'6 x 11'7 (3.81m x 3.53m)

Built-in wardrobe. Radiator. TV and telephone points. Door to:-

En Suite:

Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Bedroom 2:

12'10 x 10'8 (3.91m x 3.25m)

Radiator. TV point.

Bedroom 3:

10'5 x 9'9 (3.18m x 2.97m)

Built-in wardrobe. Radiator. TV and telephone points. Understairs cupboard.

Bedroom 4:

9'7 x 9'5 (2.92m x 2.87m)

Built-in wardrobe. Radiator. TV point.

Bathroom:

Panelled corner bath. Low level WC. Vanity wash basin. Corner shower cubicle. Tiled splashback. Heated towel rail.

Second Floor Landing:

'Velux' window. Under eaves storage.

Bedroom 5:

12'10 x 12'5 (3.91m x 3.78m)

Radiator. TV point. 'Velux' window. Under eaves storage.

Separate WC:

(Potential to adapt into a Shower Room). Low level WC.

Pedestal wash basin. Radiator. Under eaves storage.

Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Hot water cylinder.

Outside:

Front Garden laid to lawn with shrubs. Driveway to Integral Garage: 17'10 x 10'10 (5.44m x 3.30m) with electronic up and over door, power and light. Personal door to Rear Garden. Landscaped terraced garden with lower patio and steps up to level lawn and further patio areas. Mature trees and shrubs.

Tenure:

Freehold.

Council Tax:

Band E

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

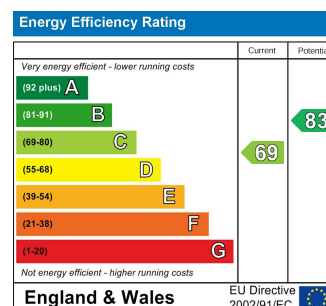
Data Protection:

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

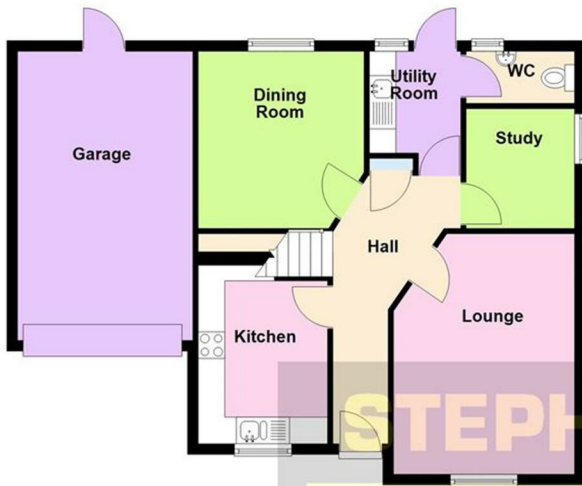
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



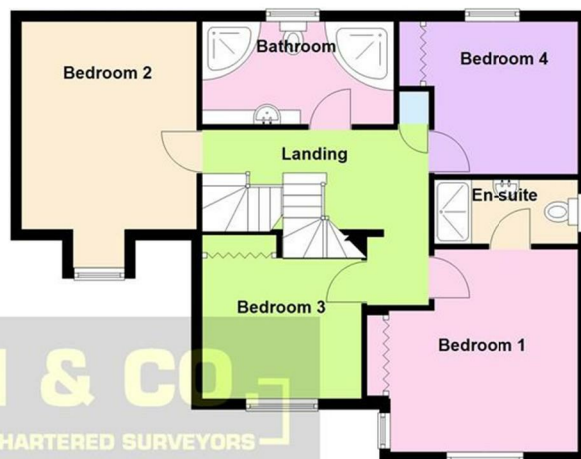
Ground Floor

Approx. 72.6 sq. metres (781.5 sq. feet)



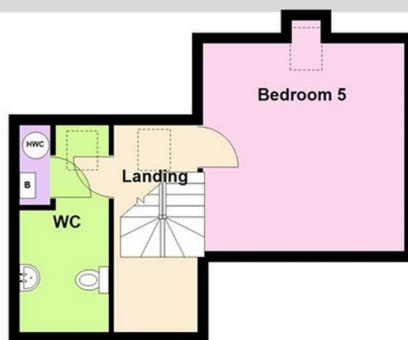
First Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 168.6 sq. metres (1814.4 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.



