

STEPHEN & CO.]
Auctions
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**ESTATE AGENTS
VALUERS
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BLOCK MANAGEMENT**
Established 1928



**23, SEABROOK ROAD,
WESTON-SUPER-MARE, BS22 8JE
FOR SALE BY PUBLIC AUCTION**

SOLD AT AUCTION

13 Waterloo Street, Weston super Mare, BS23 1LA
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A 3 Bedroom 1930s built Semi Detached House located in this popular tree lined road in a slightly elevated position in Milton. Close to local amenities including schools, shops, bus services, railway station etc. The property requires modernisation, but includes gas central heating, double glazing, good size gardens and parking.

Accommodation:
(with approximate measurements)

Entrance:
Steps up to double glazed double doors to Entrance Vestibule. Further door with leaded inset and side panels to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
14'4 x 12'7 (4.37m x 3.84m)
Bow window. Tiled fireplace with timber surround and fitted gas fire. Radiator. TV point.

Dining Room:
14' x 10'7 (4.27m x 3.23m)
Radiator. Door to:-

Lean-To Conservatory:
9'10 x 8'2 (3.00m x 2.49m)
Double glazed door to Rear Garden.

Breakfast Room:
10'5 x 8' (3.18m x 2.44m)
Radiator. Understairs cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Kitchen:
10'3 x 7'7 (3.12m x 2.31m)
Wall and base units with roll edge worksurfaces over. Inset double drainer sink unit. Fitted double oven and hob with extractor hood over. Integrated refrigerator. Door to:-

Rear Lobby:
Double glazed door to Rear Garden. WC and Utility Area off with plumbing for a washing machine.

First Floor Landing
Access to loft space via a fold down ladder.

Bedroom 1:
14'8 x 10'3 (4.47m x 3.12m)
Radiator.

Bedroom 2:
13'10 x 10'7 (4.22m x 3.23m)
Fitted wardrobes. Radiator.

Bedroom 3:
8'5 x 7'5 (2.57m x 2.26m)
previously used as a Kitchen. Radiator. Sink unit. Built-in cupboard.

Bathroom:
Walk-in bath. Pedestal wash basin. Radiator. Linen cupboard.

Separate WC:

Outside:
Front Garden. Shared driveway to covered parking space. Good size Rear Garden laid to lawn with mature trees and shrubs. Timber shed.

Tenure:
Freehold

Council Tax:
Band C

Conditions of Sale:
From the Solicitors:-

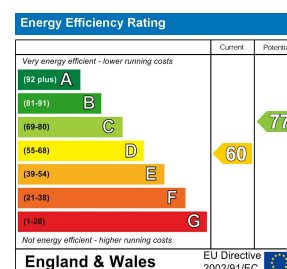
Powells Solicitors
7-13 Oxford Street
Weston super Mare
BS23 1TE

Ref: James King
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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

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. 121.8 sq. metres (1311.1 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.



