



**3, WALNUT CLOSE,
WESTON-SUPER-MARE, BS24 9HB
£310,000**

Located on the southern outskirts of Weston super Mare close to local amenities and approximately 3 miles from the Town Centre.

An extended and beautifully presented 2 Bedroom Semi Detached Bungalow which has been extensively refurbished in recent years to include a refitted kitchen, shower room and renewed boiler. The property has gas central heating, double glazing, enclosed south facing rear garden and garage.

An internal inspection is highly recommended

Accommodation:

(with approximate measurements)

Entrance:

Steps from Front Garden up to Front door leading to:-

Hall:

Radiator. Access to loft space housing gas fired boiler providing central heating and hot water. Cloaks cupboard. Store cupboard.

Lounge:

15'10 x 11'10 max (4.83m x 3.61m max)
Fire surround with woodburner. Radiator. TV point.

Kitchen/Diner:

21'4 x 12' max (6.50m x 3.66m max)
Refitted with a range of wall and base units with worksurfaces and matching splashback over. Inset 1.5 bowl single drainer enamel sink unit with instant boiling tap over. Fitted double oven, microwave and 4 ring hob with extractor over. Integrated dishwasher. Plumbing for a washing machine. 2 radiators. High level windows and skylight. Double glazed doors to Rear Garden.

Bedroom 1:

13'8 x 10' (4.17m x 3.05m)
Radiator.

Bedroom 2:

11'5 x 10'5 max (3.48m x 3.18m max)
Radiator.

Shower Room:

Refitted with a double cubicle and digital power shower. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

Outside:

Front Garden laid to lawn with borders. Enclosed south facing Rear Garden with lawn and patios on two levels. Outside power points. Gated access to rear and Garage: 16' x 8'5 (4.88m x 2.57m) with up and over door' power and light. Shared driveway to Walnut Close.

Tenure:

Freehold.

Council Tax:

Band C

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

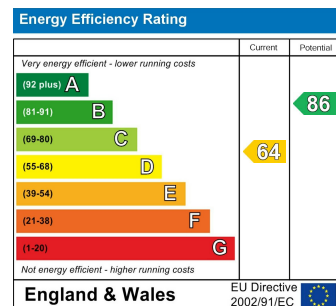
Data Protection:

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. 78.2 sq. metres (841.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.9 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.



