



**61, VERBENA WAY, WORLE,
WESTON-SUPER-MARE, BS22 6RL**
£289,950

A well presented 3 Bedroom End of Terrace House located in this popular level position close to local amenities including schools, shops, bus services, railway station etc.

The property includes gas central heating, double glazing and off street parking for 2 cars. Offering good size accommodation, the property is ideal for a family or first time buyer with a fitted Kitchen and large Conservatory leading out into good size corner gardens.

An internal inspection is recommended

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door with leaded inset to:-

Hall:
Radiator. Cloaks recess. Staircase to First Floor.

Lounge:
14'9 x 11'9 (4.50m x 3.58m)
Vertical radiator. TV point.

Kitchen/Breakfast Room:
17'10 x 8'5 (5.44m x 2.57m)
Refitted 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 over. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Vertical radiator. Double glazed doors to:-

Conservatory:
16'7 x 8'10 (5.05m x 2.69m)
Double glazed door to Rear Garden.

First Floor Landing:
Access to loft space. Airing cupboard.

Bedroom 1:
13' x 10'2 (3.96m x 3.10m)
Radiator.

Bedroom 2:
10'7 x 9'3 (3.23m x 2.82m)
Radiator.

Bedroom 3:
8'8 x 7'7 (2.64m x 2.31m)
Radiator.

Bathroom:
Panelled bath with shower over. Vanity wash basin. Tiled splashback and floor. Heated towel rail.

Separate WC:
Low level WC. Wash basin. Tiled splashback and floor.

Outside:
Open plan Front Garden. Good size enclosed Rear Corner Gardens laid to lawn and patio with area of decking and raised beds. Store shed. Outside tap. Gate leading to off street parking for two cars at rear.

Tenure:
Freehold.

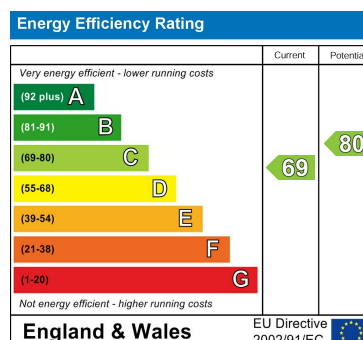
Council Tax:
Band B

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. 54.5 sq. metres (586.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 94.1 sq. metres (1012.6 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.



