

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



**42, NITHSDALE ROAD,  
WESTON-SUPER-MARE, BS23 4JR**

**£450,000**

A beautifully presented 3 Bedroom Semi Detached House which has been sympathetically refurbished by the current owners offering a spacious family home in this highly sought after South Ward position. The property is well placed for local amenities including schools, shops and bus services and lies within 2 miles of the Town Centre and Sea Front

The property includes gas central heating, double glazing, good size gardens and a garage & off street parking.

An internal inspection is highly recommended

**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

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**Accommodation:**

(with approximate measurements)

**Entrance:**

Upvc door to Entrance Porch with tiled floor and further door to:-

**Hall:**

Radiator. Staircase to First Floor.

**Cloakroom:**

Low level WC. Wash basin.

**Lounge:**

13' x 12'5 (3.96m x 3.78m)

Bow window with radiators under. Facing brick fire surround with tiled inset and hearth. TV point. Stripped floor.

**Dining Room:**

13'4 x 12'2 (4.06m x 3.71m)

Semi open plan with breakfast bar and wide arch to Kitchen. Radiator. stripped floor. Bi-fold doors to:-

**Sun Room:**

11'7 x 4'9 (3.53m x 1.45m)

Double glazed french doors to rear Garden. Vertical radiator.

**Kitchen:**

15' x 11' (4.57m x 3.35m)

Extensively fitted with a range of wll and base units with worksurfaces and matching splashbacks over. 'Belfast' sink. space for a range cooker with extractor hood and tiled splashback over. Integrated fridge/freezer, washing machine, tumble dryer and dishwasher. Vertical radiator. Double glazed french doors to Rear Garden.

**First Floor Landing:**

Large window with leaded inset. Radiator. Access to loft space. Double glazed door to Balcony.

**Bedroom 1:**

13' x 12'5 (3.96m x 3.78m)

Bow window. Radiator.

**Bedroom 2:**

13'4 x 12' (4.06m x 3.66m)

Radiator.

**Bedroom 3:**

11'2 x 8'3 (3.40m x 2.51m)

Radiator.

**Shower Room:**

Double shower cubicle. Vanity wash basin and low level WC. Fully tiled walls. Heated towel rail. Extractor.

**Outside:**

Driveway with off street parking. Front Garden laid to lawn with shrub borders. Good size Rear Garden laid to lawn with patio and shrub & flower borders. Raised pond. Door to Boiler Room: 9' x 3' (2.74m x 0.91m) with 'Worcester' gas fired boiler providing central heating

and hot water. Doors to front and rear. Garage: 17'6 x 10'4 (5.33m x 3.15m) accessed from Southend Road. Up and over door, power and light. Workshop off. Patio area with a hot tub which may be available by separate negotiation. Gated access to the rear.

**Tenure:**

Freehold

**Council Tax:**

Band D

**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](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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

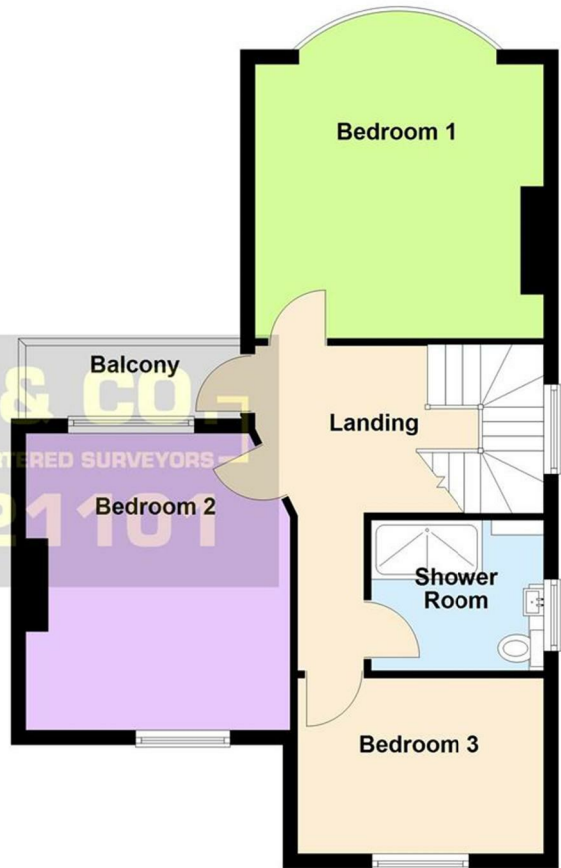
### Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



### First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 123.0 sq. metres (1324.1 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.



