



**21, BRENT CLOSE, WOODSIDE, HUTTON,
WESTON-SUPER-MARE, BS24 9XW
£320,000**

A beautifully presented 2 Bedroom Semi Detached Bungalow offered on the market for the first time since it was built. The property is located in a cul de sac on the southern outskirts of Weston super Mare, approximately 4 miles from the Town Centre & Sea Front and well placed for local amenities.

The property has been extensively refurbished by the present owners within the last 10 years to include a refitted kitchen and bathroom, rewiring, central heating, conservatory etc as well as a new roof in 2024. An internal inspection is highly recommended.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to:-

Hall:

Radiator. Store cupboard. Airing cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Access to loft space. Telephone point. 'Atmos' ventilation unit.

Lounge/Diner:

20'6 x 10'9 (6.25m x 3.28m)

Fire surround with fitted gas fire. 2 radiators. TV point. Sliding patio doors to Garden and to:-

Conservatory:

11'6 x 7'7 (3.51m x 2.31m)

Radiator. Tiled floor. Double glazed door to Rear Garden.

Kitchen:

8'9 x 8'5 (2.67m x 2.57m)

Refitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted double oven and microwave. 4-ring induction hob with glazed splashback and extractor hood over. Plumbing for washing machine. Space for a fridge/freezer. Tiled splashback. Retractable breakfast bar. Heated towel rail.

Bedroom 1:

11'10 x 11'7 (3.61m x 3.53m)

Fitted wardrobes. Bow window. Radiator.

Bedroom 2:

11'7 x 7'5 (3.53m x 2.26m)

Radiator.

Shower Room:

Refitted with a corner cubicle. Low level WC. Vanity wash basin. Heated towel rail. Fully tiled walls and floor. Extractor.

Outside:

Front Garden laid mainly to slate chippings. Driveway with off street parking and carport. Electric car charger. Gated access to enclosed south facing Rear Garden designed for easy maintenance with patio and steps upto main area of artificial grass. Further patio. Store shed. Water feature. Outside tap and power points.

Tenure:

Freehold.

Council Tax:

Band C.

Broadband & Mobile Coverage

Information on coverage is available at ofcom.org.uk

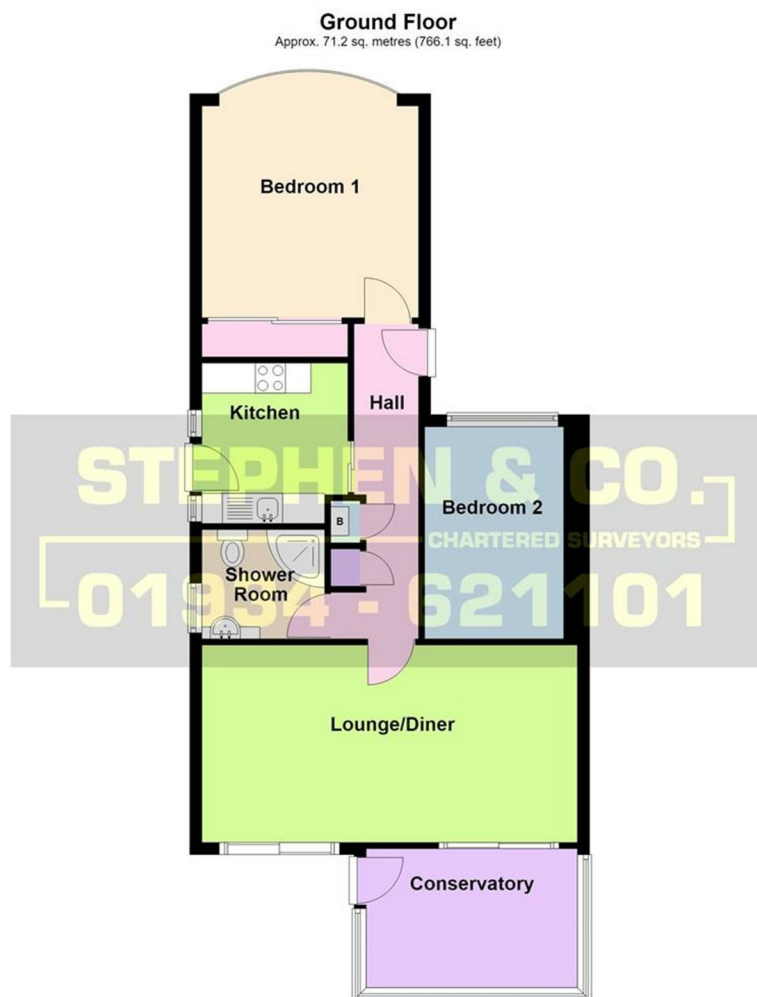
Data Protection:

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.



Total area: approx. 71.2 sq. metres (766.1 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.



