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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**4, WESTFIELD CLOSE, UPHILL,
WESTON SUPER MARE, BS23 4XQ**

£375,000

A recently refurbished 3 Bedroom Semi Detached House located in a cul de sac in this highly sought after coastal village on the southern outskirts of Weston super Mare and well placed for village amenities including schools, bus services, shop, public houses and cafe as well as the beach, golf course, marina, nature reserve and general hospital.

The property includes double glazing, under floor heating to the ground floor and radiators upstairs heated via a gas fired boiler, newly fitted kitchen & bathroom suite, new floor coverings solar panels etc.

An internal inspection is highly recommended

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



Accommodation:
(with approximate measurements)

Entrance:
Front door with double glazed inset to:-

Kitchen/Diner:
18'8 x 10'10 (5.69m x 3.30m)
Refitted with a range of wall and base units with worksurfaces over. 1 1/2 bowl sink unit. Fitted oven and hob with glazed splashback and extractor hood over. Integrated refrigerator, freezer, washing machine and dishwasher.

Inner Hall:
Staircase to First Floor. Understairs cupboard.
Store cupboard.

Lounge:
12'6 x 12' (3.81m x 3.66m)
Square bay window. Fitted cupboards and shelving.

Conservatory:
18'8 x 12'7 max (5.69m x 3.84m max)
Double glazed french doors to Garden.

First Floor Landing:
Radiator. Skylight. Airing cupboard housing 'Baxi' gas fired boiler providing central heating and hot water.

Bedroom 1:
13'5 x 11'10 (4.09m x 3.61m)
Square bay window. Radiator.

Bedroom 2:
11' x 10' (3.35m x 3.05m)
Radiator.

Bedroom 3:
8'8 x 6'5 (2.64m x 1.96m)
Radiator.

Bathroom:
Refitted with a panelled p-shaped bath with shower and screen over. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

Outside:
Two off street parking spaces in front of the property.
Gate to enclosed garden laid to lawn and patio with raised bed and mature trees.

Tenure:
Freehold

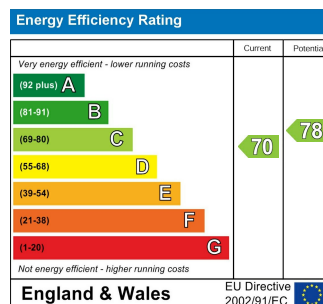
Council Tax:
To be re-assessed

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

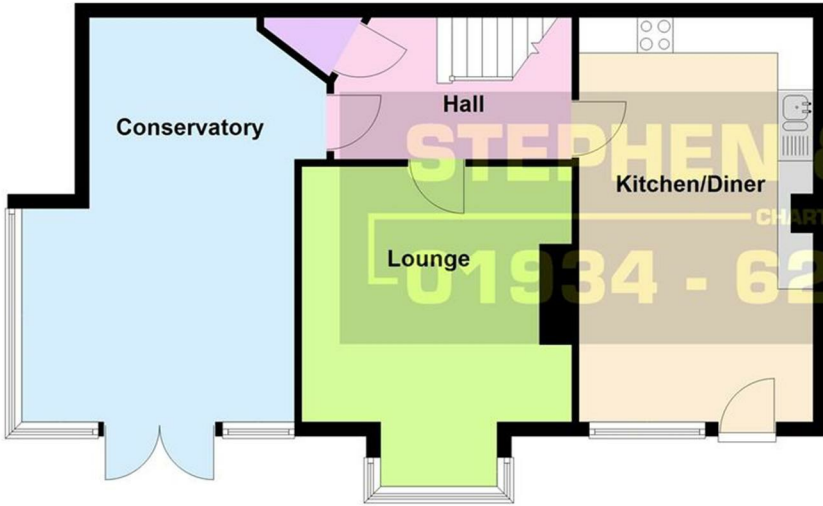
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 62.4 sq. metres (672.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 105.0 sq. metres (1129.9 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.



