STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



1, HIGHFIELD ROAD, BLEADON HILL, WESTON-SUPER-MARE, BS24 9LZ

£319,000

A south facing 1930s 2 Bedroom Detached Dormer Bungalow located in this popular elevated position on the southern outskirts of Weston. The property stands in large, sunny gardens with views towards Brean Down and Weston Bay.

The spacious accommodation includes 2 reception rooms, gas central heating, double glazing and a garage. Offered with No Onward Chain the property requires significant refurbishment and modernisation but offers enormous potential to create a stunning home.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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The Property Ombudsman

Accommodation:
(with approximate measurements)

Entrance:
Arched entrance with double glazed door and side panels to Entrance Porch with further door to:-

Hall:
16'5 x 7'7 (5.00m x 2.31m)
Radiator.

Lounge:
14' x 14' (4.27m x 4.27m)
Bay window. Tiled fireplace. Radiator. TV point.

Dining Room:
12' x 11'10 (3.66m x 3.61m)
Dual aspect bay windows with double glazed french doors to Garden. Radiator. TV point.

Kitchen:
14' x 11'8 (4.27m x 3.56m)
Range of wall and base units with worksurfaces over. Double bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring hob with extractor hood over. Plumbing for a washing machine and dishwasher. Tiled splashback. Radiator. 'Vaillant' gas fired boiler providing central heating and hot water. Telephone point. Staircase to second Bedroom. Double glazed door to Garden.

Bedroom 1:
13'10 x 12' (4.22m x 3.66m)
Bay window. Fitted wardrobes and dressing table. Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. pedestal wash basin. Tiled splashback. Radiator. Linen cupboard.

Staircase from Kitchen to First Floor Landing with access to under eaves storage and door to:-

Bedroom 2:
21' x 13'9 max (6.40m x 4.19m max)
Radiator. Large 'Velux' window with views towards Brean Down and Weston Bay.

Outside:
Front Garden laid to chippings. Driveway to Garage: 14'8 x 9'4 (4.47m x 2.84m) with up and over door power and light. Personal door to rear. Large Gardens to the East and West of the property. West Garden laid to lawn with mature trees and shrubs. Raised Terrace with views towards Brean Down and Weston Bay. East Garden laid to lawn with mature trees and shrubs. Fruit trees. Patio. Timber shed. Gated access to front and West gardens.

NB. A Specific Defects Survey Report relating to internal and external masonry cracking is available to interested parties

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

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

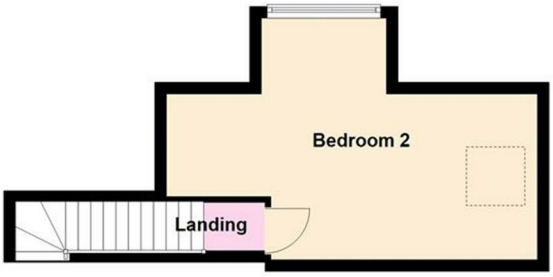
Approx. 97.5 sq. metres (1049.5 sq. feet)



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First Floor

Approx. 22.6 sq. metres (243.6 sq. feet)



Total area: approx. 120.1 sq. metres (1293.1 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.

















