



18 Stradling Avenue, Weston-super-Mare, North Somerset, BS23 3RD



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

18, Stradling Avenue, Weston-super-Mare, North Somerset, BS23 3RD

£245,000

Introducing this lovely three-bedroom semi-detached home, recently spruced up and ready to impress. Step inside to find two spacious reception areas, perfect for relaxing or entertaining guests. Upstairs you will find three good sized bedrooms, perfect for family living. Enjoy the privacy of your own front and rear gardens, ideal for a bit of outdoor downtime or a summer barbecue. Sold with the benefit of no onward chain, don't miss out on the chance to make this your own. Weston-Super-Mare is easily accessible for visitors and commuters and Junction 21 provides easy access to the M5 motorway. Weston-super-Mare train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.

- A fantastic, freehold, three bedroom semi-detached property
- Recently refurbished and very well presented
- Private and enclosed front and rear gardens
- Two large reception areas
- Sold with the benefit of no onward chain
- Within reach of local amenities, schools and transport links



Accommodation

Entrance

On approach to the property there is a pathway leading to the side and the UPVC entrance door into hallway.

Hallway

Doors to ground floor rooms, UPVC double glazed window, radiator, useful under stairs storage cupboard housing gas fired boiler, wood affect flooring, ceiling light.

Kitchen

A recently refurbished kitchen with a range of well presented wall and floor units with worktops and tiled splashback's over, space for cooker, extraction hood, stainless steel sink and drainer positioned under a UPVC double glazed window, space for appliance, radiator, spotlight track, door to rear hallway.

Rear Hallway

UPVC double glazed door to rear garden, door to cloakroom, ceiling light.

Cloakroom

Low-level W/C, wash hand basin over vanity unit, part tiled walls, UPVC double glazed window, ceiling light.

Living Room

A light and bright living space with a UPVC double glazed bay style window to front, electric fire, radiator, wood affect flooring, ceiling light.

Dining Room / Bedroom Four

a UPVC double glazed window, radiator, wood effect flooring, ceiling light.

Stairs rising from entrance hallway to first floor landing.

First Floor Landing

UPVC double glazed window, doors to first floor rooms, roof access hatch, ceiling light.

Bathroom

A low-level W/C, wash hand basin and pedestal, panelled bath with electric shower and glass screen over, heated towel rail, part tiled walls, UPVC double glazed window, extractor fan and ceiling light.

Bedroom One

UPVC double glazed window, radiator, ceiling light, built-in storage cupboard with hanging rails and fitted shelving.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Outside

Front

A private front garden area mostly laid to lawn with a pathway leading to the side and entrance door. Gated access to the rear garden.

Rear

A private and enclosed rear garden mostly laid to lawn with a concrete patio area and pathway, timber structure providing a covered storage area, door to useful storage cupboard.

Please note

This property is Ex local authority.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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