



1 Stanley Road, Weston-super-Mare, North Somerset, BS23 3EA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£299,950

WOW!! This recently refurbished, three bedroom, end of terrace property has been finished to an exceptional standard and is beautifully presented throughout, whilst retaining period character and charm. The freehold property is being sold with the benefit of no onward chain and offers flexible living with two reception rooms. Externally, the dwelling includes a well presented front courtyard area, and a wonderful private and enclosed rear garden which enjoys an approximately Southerly facing aspect to sit out and enjoy the summer sun. Internally, the property briefly comprises an inviting entrance hallway, cloakroom, beautiful living room with a bay feature and decorative ceiling rose, dining room, well appointed kitchen / breakfast room, three bedrooms with the master bedroom benefitting from an en-suite, plus a family bathroom. Local amenities can be found in the nearby areas of Worle, Milton High Street and Weston-super-Mare town centre with local schools and ample shopping facilities close to hand. For the commuter, Junction 21 provides access to the M5 motorway. Weston 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. EPC Rating C71, Council Tax Band B.

- A recently refurbished, three bedroom, end of terrace, freehold property
- Finished to an exceptional standard with well presented living areas
- Two reception rooms, offering flexible living / dining areas
- Private and enclosed rear garden, enjoying an approximately Southerly aspect
- A period property, retaining charming and characterful features
- Sold with the benefit of no onward chain



Accommodation

Entrance

On approach to the property, there is a step up to a timber entrance door into hallway.

Hallway

An inviting entrance area, with doors to principal rooms, wood effect laminate flooring, under stairs cloakroom, radiator, coved ceiling, ceiling light.

Cloakroom

Tiled flooring, low level W/C, wash hand basin over, ceiling light. Please Note; the toilet is a macerator toilet.

Living Room

A light and bright living area with bay style UPVC double glazed windows, radiator, coved ceiling, ceiling light.

Dining Room

UPVC double glazed window, radiator, ceiling light.

Kitchen / Breakfast Room

A well presented kitchen with a range of wall and floor units, worktops and tiled splashbacks over, tiled flooring, four burner gas hob with extraction hood over, eye level oven, inset ceramic sink and drainer, integrated dishwasher, fridge and freezer, space for appliance, UPVC double glazed windows and door to rear garden, ceiling spotlights.

Stairs with Timber Balustrade Rising to First Floor Landing

First Floor Landing

Split level landing with doors to first floor rooms, timber balustrade, roof access hatch, skylight window, radiator, ceiling light.

Bathroom

A well presented bathroom with tiled flooring and part tiled walls, low level W/C, 'P' shaped panelled bath with shower and glass screen over, heated towel rail, double wash hand basin over vanity unit, UPVC double glazed window, extraction fan, ceiling spotlights, wall mounted gas fired boiler.

Bedroom One

A superb double bedroom with UPVC double glazed bay style

window, radiator, ceiling light, door to en-suite.

En-suite Shower Room

A walk in style shower with glass screen, low level W/C, tiled flooring and part tiled walls, wash hand basin over vanity unit, extraction fan, ceiling light.

Bedroom Two

Dual aspect UPVC double glazed windows, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Outside

Front

A small, enclosed area with a slab patio pathway leading to the entrance door, gated access to a shared alley way leading to the rear.

Rear

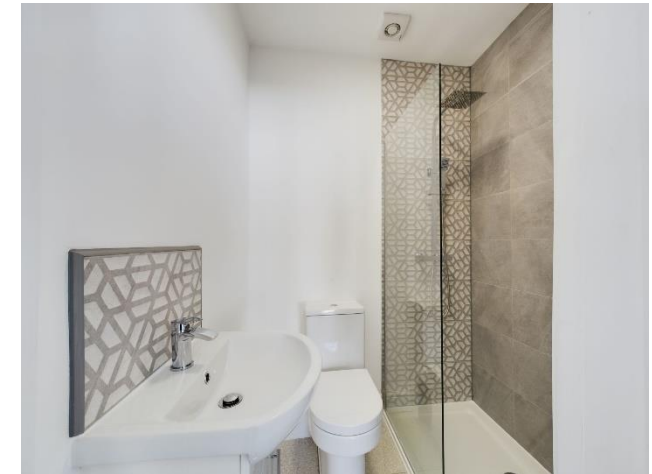
A private and enclosed rear garden with a slab patio, areas laid to artificial grass, block paving and gravel, gated access to the shared alley way.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.



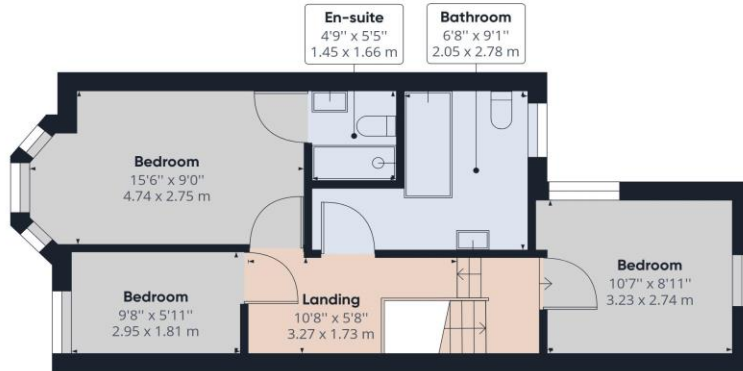


Hallway
8'0" x 3'2"
2.45 x 0.99 m

Hallway
11'9" x 2'9"
3.59 x 0.84 m

Cloakroom
5'1" x 2'6"
1.57 x 0.77 m

Floor 1



En-suite
4'9" x 5'5"
1.45 x 1.66 m

Bathroom
6'8" x 9'1"
2.05 x 2.78 m

Bedroom
15'6" x 9'0"
4.74 x 2.75 m

Bedroom
9'8" x 5'11"
2.95 x 1.81 m

Landing
10'8" x 5'8"
3.27 x 1.73 m

Bedroom
10'7" x 8'11"
3.23 x 2.74 m

Floor 2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 71C | 83B |

Approximate total area⁽¹⁾

948.64 ft²
88.13 m²

Reduced headroom

1.51 ft²
0.14 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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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