

Stanley Grove, Weston-super-Mare, North Somerset, BS23 3EB

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A three bedroom, mid-terrace, freehold property for sale. The property provides an open-plan living and dining room, a fitted kitchen with a peninsula feature and a separate cloakroom/utility room. Further benefits include a private front courtyard and an enclosed rear garden, offering additional outdoor space.

The accommodation is arranged over two floors and briefly comprises an entrance vestibule, hallway and an open-plan living/dining room featuring a bay style window. The kitchen provides a range of wall and floor storage units, worktop space and room for appliances, with a patio door opening onto the rear garden. The ground floor is further complemented by a cloakroom/utility room, incorporating a WC, wash hand basin and plumbing for utility appliances.

To the first floor, there are three bedrooms, including a principal bedroom benefiting from an ensuite shower room. The remaining two bedrooms are both double rooms, with the accommodation further served by a separate family shower room comprising a walk-in shower, WC and wash hand basin. Externally, the property benefits from a private front courtyard, whilst the enclosed rear garden features a paved patio, outside water tap and two brick storage sheds, one of which benefits from a power supply and lighting.

Well positioned within Weston-super-Mare, the property is conveniently situated within reach of the town centre, offering access to a range of shops, amenities and local facilities. There are also schools and key transport links nearby, making the location suitable for a variety of buyers, including families and landlords seeking a potential rental investment. The property is currently tenanted so could be sold as an investment with tenants in situ, or could be sold with vacant possession as you wish.

EPC Rating: D67 | Council Tax Band: B

- **A three bedroom, mid-terrace, freehold property for sale**
- **Benefitting from an open-plan living & dining room**
- **A master bedroom complete with an ensuite shower room**
- **Private & enclosed rear garden**
- **Currently tenanted so could make a rental investment, or could be sold with vacant possession should you wish**
- **Well positioned in Weston within reach of the town centre, schools & key travel links**
- **Ideal for family buyers or landlords seeking a rental opportunity**
- **Presented across 1,056 Sq. Ft.**









Accommodation

Entrance
On approach to the entrance of the property, you are met with a UPVC entrance door leading to the vestibule.

Vestibule
Ceiling light and timber framed single glazed entrance door leading to the hallway.

Hallway
Timber effect herringbone style laminate flooring, electric radiator, timber framed single glazed internal window, ceiling spotlights, doors leading to principal rooms.

Living/Dining Room
Open plan living and dining space with timber effect herringbone style flooring, UPVC double glazed bay style window, electric radiators, additional UPVC double glazed window, variety of ceiling spotlights, pendant ceiling lights, opening to the kitchen.

Kitchen
Tiled flooring, range of wall and floor storage units with worktops and tiled splashback, space and plumbing for appliances, freestanding cooker with extraction hood over, peninsula feature, UPVC double glazed windows, inset one and a half bowl stainless steel sink and drainer, extractor fan, electric radiator, ceiling spotlights, ceiling light, UPVC double glazed patio door leading to the private and enclosed rear garden.

Cloakroom/Utility
Tiled flooring, low-level WC, wash hand basin over vanity unit with slate worktop and tiled splashback, understairs storage cupboard, space and plumbing for utility appliance, extractor fan, partially sloping ceiling, ceiling light.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing
Split level landing with exposed timber flooring, timber balustrade, exposed brick wall feature, UPVC double glazed window, airing cupboard housing a hot water tank, roof access hatch, ceiling light, doors leading to first floor rooms.

Bedroom One
A master bedroom with exposed timber flooring, electric radiator, UPVC double glazed window, ceiling light.

Ensuite Shower Room
Tiled flooring, low-level WC, wash hand basin over vanity unit, enclosed mains fed shower, UPVC double glazed window, wall light, partially tiled walls, extractor fan, ceiling spotlights.

Bedroom Two
Double bedroom with exposed timber flooring, UPVC double glazed bay style window, electric radiator, ceiling light.

Bedroom Three
A double bedroom with exposed timber flooring, UPVC double glazed window, electric radiator, ceiling lights.

Shower Room
Family shower room with tiled flooring, low-level WC, his and hers style wash hand basin over vanity unit, walk-in waterfall style shower, shower attachment and glass screen, heated towel rail, UPVC double glazed window, partially tiled walls, wall light, extractor fan, ceiling spotlights.

Outside

Front Courtyard
On approach to the property you are met with a private courtyard laid to concrete enclosed by a stone wall with a UPVC entrance door leading to the vestibule.

Rear Garden
Private and enclosed rear garden opening onto an area laid to concrete, a step up to an irregular concrete paved patio, water supply tap, two brick storage sheds one of which has access to power and electric and a ceiling light.

Services
Mains water, electric and drainage.

Heating System
Electric radiators.

Broadband/Mobile Coverage
To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/e1609f1e34dc4ad1bad7ed7cb0b58071

3D Floor Plan
https://my.giraffe360.com/3dflp/9f5844v

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

Access
Public highway.



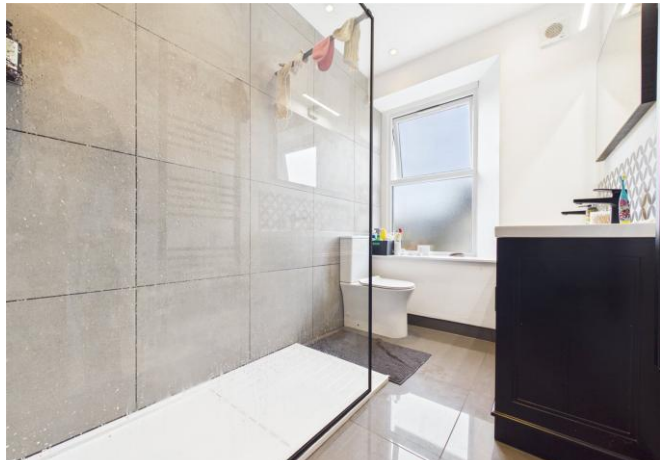







FIRE
BLANKET













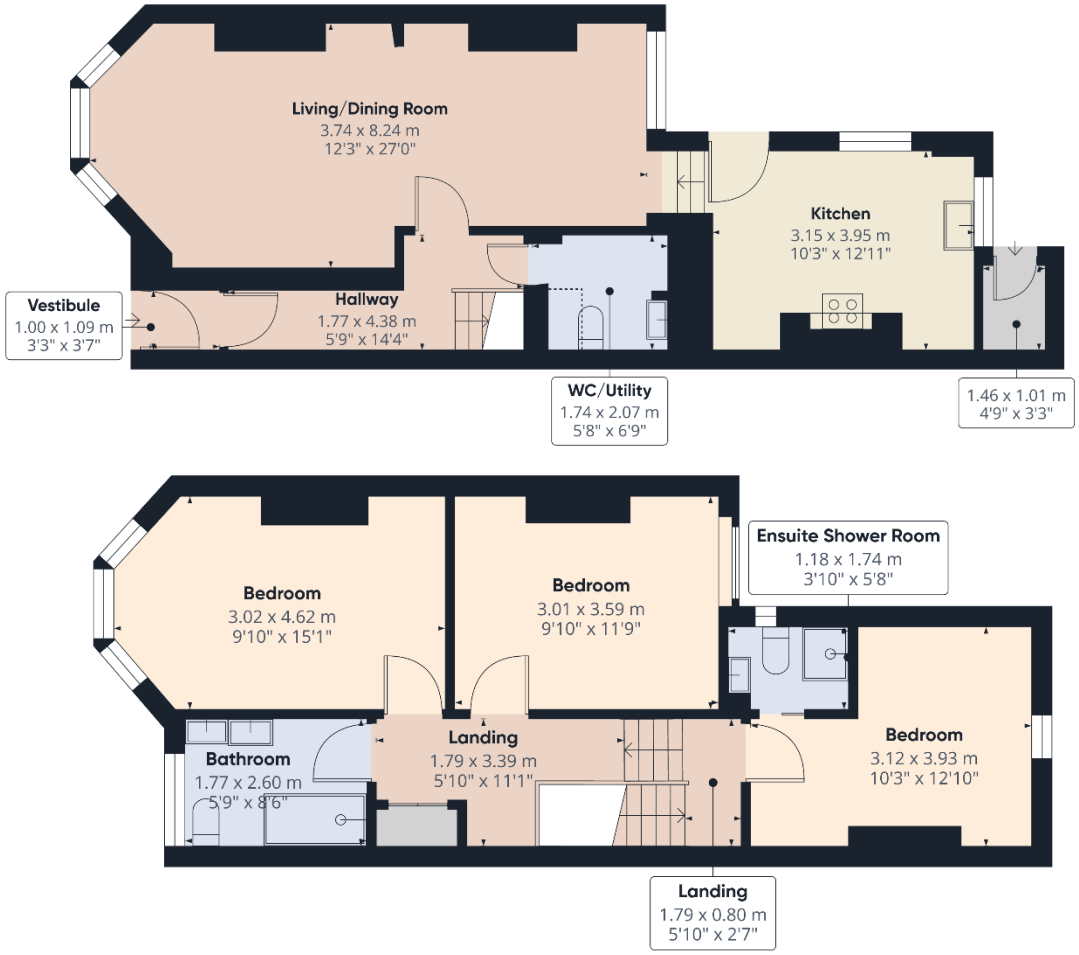












Approximate total area(1)

98 m²

1056 ft²

Reduced headroom

0.5 m²

5 ft²

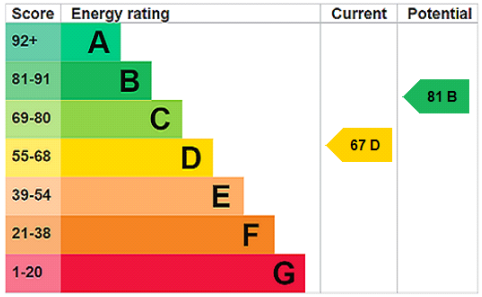
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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