STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

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Established 1928



'SPRING COVE', UPPER KEWSTOKE ROAD, WESTON-SUPER-MARE, BS23 2ES

£530,000

An individual 4 Bedroom Detached House occupying a superb coastal position on the northern outskirts of Weston, approximately 1.5 miles from the Town Centre and other amenities. Designed to make the most of the extensive views over Weston Bay towards the Welsh Coast, the property was built for the late owners in the 1990s and is offered on the market for the first time.

The property stands in large sloping gardens backing on to woodland and the spacious accommodation includes gas central heating, double glazing, double garage and workshop. Requiring some modernisation, the property is offered with No Onward Chain.

An internal inspection is highly recommended.

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The Property Ombudsman

Accommodation:
(with approximate measurements)

Entrance:
Covered patio and front door to:-

Entrance Hall:
2 radiators. Staircase rising to First Floor. Understairs cupboard.

Bedroom 1:
16' x 15' (4.88m x 4.57m)
Range of fitted wardrobes and dressing table. Radiator. Door to:-

En Suite Bathroom:
Panelled bath. Low level WC. Twin wash basins. Bidet. Shower cubicle. Tiled splashback. Radiator. Extractor.

Bedroom 2:
12'7 x 9'9 max (3.84m x 2.97m max)
Built-in double wardrobe. Radiator.

Bedroom 3:
12'7 x 7'9 (3.84m x 2.36m)
Built-in double wardrobe. Radiator.

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. radiator. Extractor.

First Floor Landing:
Radiator. Access to loft space. Airing cupboard.

Lounge:
21'10 x 16' max (6.65m x 4.88m max)
Dual aspect windows with sea views. Fire surround with fitted gas fire. 2 radiators. TV points. Double glazed door to Terrace. Double doors to:-

Dining Room:
14'9 x 12' max (4.50m x 3.66m max)
Radiator. Sliding patio doors to Terrace with extensive views over Weston Bay towards the Welsh coast.

Kitchen/Breakfast Room:
17' x 11'10 (5.18m x 3.61m)
Fitted with a range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer sink unit. Fitted double oven and hob with extractor hood over. Dishwasher and under counter refrigerator. Tiled splashback. Radiator. TV point. Dual aspect windows with sea views.

Utility Room:
9'8 x 6' (2.95m x 1.83m)
Wall and base units. Belfast sink. Plumbing for a washing machine. Space for a fridge/freezer and tumble dryer. Tiled splashback. Double glazed door to Rear Garden. Door to:-

Cloakroom:
Low level WC. Wash basin. 'Viessmann' gas fired boiler providing central heating and hot water. Radiator.

Bedroom 4:
11'10 x 8'10 (3.61m x 2.69m)
Built-in wardrobe. Radiator.

Study:
9'9 x 6 (2.97m x 1.83m)
Radiator. Corner desk. ONT for the FTTP from Openreach

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin. Shower cubicle. Tiled splashback. Radiator.Extractor.

Outside:
The property stands in a large sloping plot backing onto woodland. Driveway with off street parking leading to Double Garage: 20'7 x 18'6 (6.27m x 5.64m) with electronic up and over door, power and light. Eaves storage. Attached Workshop: 20'7 x 6' (6.27m x 1.83m) with work benches, power and light. Gently sloping Front and Side Gardens laid mainly to lawn with borders. Steeply sloping Rear Garden with steps to more level areas of lawn with mature trees & shrubs and extensive sea views.

Tenure:
Freehold

Planning:
The derelict former cafe opposite the property has consent to be demolished and for the erection of a dwelling. (Planning Reference: 25/P/2337/FUL). Further information can be obtained from the North Somerset Planning Portal - https://map.n-somerset.gov.uk/dande.html

Services:
All main services connected. There is a sewage pumping station in the side garden which is maintained by Wessex Water. There are solar panels which are not currently working and it will be the buyer's responsibility to investigate their repair or replacement.

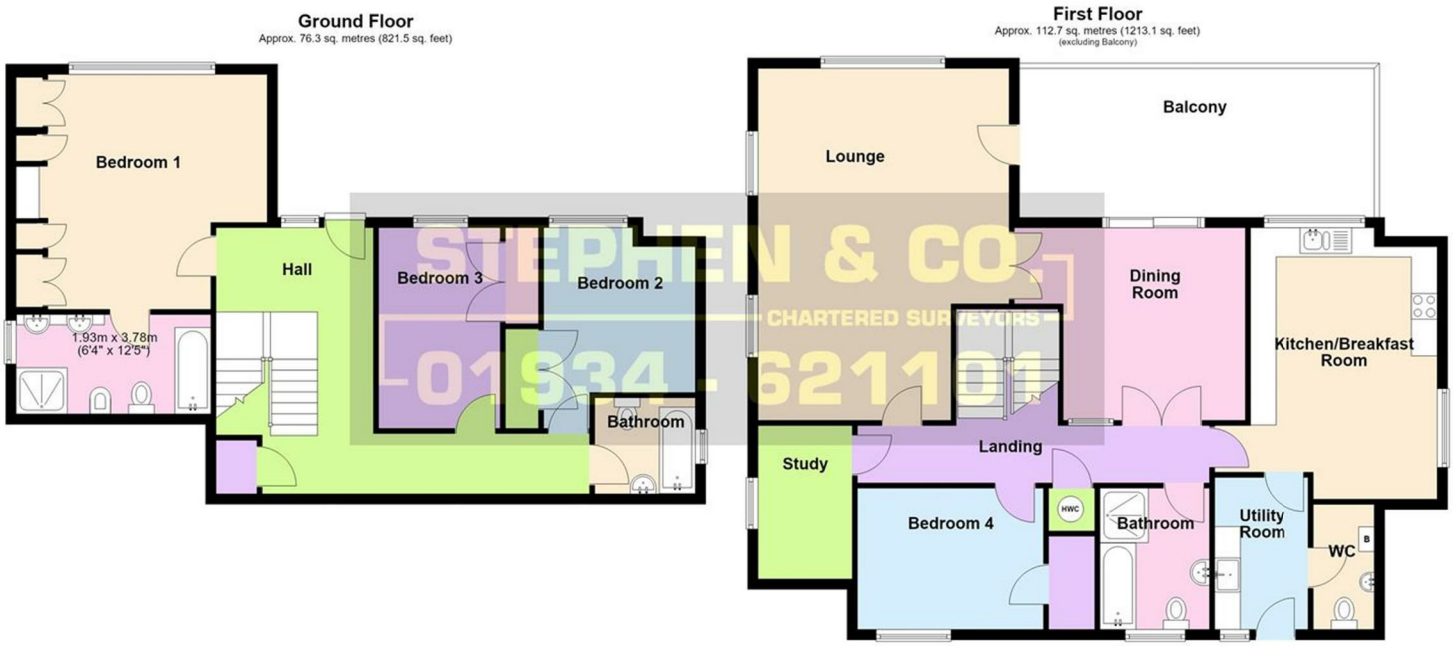
Council Tax:
Band F

Broadband & Mobile Coverage
Information on coverage is available at 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.



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Total area: approx. 189.0 sq. metres (2034.6 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.

















