

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

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AUCTIONEERS

Established 1928



**27, SOUTH ROAD,  
WESTON-SUPER-MARE, BS23 2HD  
£675,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
[www.stephenand.co.uk](http://www.stephenand.co.uk)  
[post@stephenand.co.uk](mailto:post@stephenand.co.uk)



**The Property  
Ombudsman**

Located in a popular elevated position above the Town Centre & Sea Front with views over Weston Bay. A substantial Detached House offering spacious and flexible accommodation with gas central heating and a range of workshops and store rooms. An internal inspection is highly recommended

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Vestibule with tiled floor leading to:-

**Hall:**

Staircase leading to First Floor.

**Reception Room:**

19' x 13'10" (5.79m x 4.22m)

Bay window. Radiator. Ornate coving.

**Study:**

16'4" x 9' (4.98m x 2.74m)

Fireplace with tiled inset.

**Flatlet:**

**Hall:**

Leading off the Hall is a range of workshops and store rooms with potential for further accommodation. (subject to any necessary consents)

**Lounge/Kitchen:**

15'9" x 14' (4.80m x 4.27m)

Wall and base units. Sink unit. Bay window. Radiator. TV point. Fireplace. Ornate coving.

**Bedroom:**

14' x 12'5" (4.27m x 3.78m)

Radiator.

**First Floor Landing:**

WC on 1/2 Landing.

**Lounge:**

19' x 14' (5.79m x 4.27m)

Bay window with views to Weston Bay. Fireplace. Radiator.

**Bedroom:**

18'9" x 14' (5.72m x 4.27m)

Views to Weston Bay. Radiator. Marble fireplace.

**Bedroom:**

17' x 10'10" (5.18m x 3.30m)

Radiator. Fireplace.

**Bathroom:**

14' x 12'2" (4.27m x 3.71m)

(in the process of being fitted). Bath. Low level WC. Pedestal wash hand basin. Bidet. Shower cubicle. Tiled splashback. Radiator. Fireplace.

Door from Landing to former flat.

**Hall:**

**Kitchen:**

17' x 10'10" (5.18m x 3.30m)

Wall and base units. Stainless steel sink unit. Gas fired Aga. fitted oven. Plumbing for a washing machine. Door to rear.

**Bedroom:**

11'6" x 10' (3.51m x 3.05m)

Fireplace. Radiator.

**Sitting Room:**

13' x 9'7" max (3.96m x 2.92m max)

Fireplace.

**Bathroom:**

Panelled bath. Pedestal wash hand basin. Low level WC. Bidet.

**Inner Hall:**

Store cupboard.

**Bedroom:**

18' x 9'7" max (5.49m x 2.92m max)

Radiator.

**Outside:**

Driveway with off street parking to Garage: 36' x 8' narrowing to 4'8" (10.97m x 2.44m narrowing to 1.42m) with electronic door, power and light. Front Garden laid to lawn. Terraced Rear Garden with views to Weston Bay.

**Services:**

All main services connected including 3-phase electricity.

**Data Protection:**

All personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**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

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