

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**153, MOORLAND ROAD,  
WESTON-SUPER-MARE, BS23 4HU  
£110,000**



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## Buy to Let investors only

**Located in the South Ward. A 1 Bedroom First Floor Flat currently let on an Assured Shorthold Tenancy at a rent of £455 per calendar month and sold with the tenant in situ.**

### Accommodation:

(with approximate measurements)

### Private Entrance:

Front door to Hall with internal staircase to:-

### First Floor Landing:

Radiator.

### Lounge:

14'10 x 12'6 max (4.52m x 3.81m max)

2 radiators.

### Bedroom:

11'3 x 9' (3.43m x 2.74m)

Radiator. Access to loft space.

### Bathroom:

Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Heated towel rail. Extractor. Shaver light/socket.

### Kitchen:

10' x 10' (3.05m x 3.05m)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Larder cupboard. 'Ideal' gas fired boiler providing central heating and hot water.

### Outside:

Single Garage at rear.

### Council Tax:

Band A

### Tenure:

Leasehold for an original term of 999 years from 20th August 1973, subject to a peppercorn Annual Ground Rent.

### Tenancy:

The property is let on an Assured Shorthold Tenancy at a current rent of £455 per calendar month

### 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](http://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

### Consumer Protection from Unfair Trading Regulation

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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	77
England & Wales		EU Directive 2002/91/EC