

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**40, SEVERN ROAD,
WESTON-SUPER-MARE, BS23 1DP
£285,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located in the South Ward, close to local amenities and approximately 1 mile from the Town Centre and Sea Front. A spacious 5 Bedroom Semi Detached House currently arranged as 5 Bedsitting Rooms and a Ground Floor Studio Flat. The property will make an ideal investment and has potential to convert back into a family home (subject to obtaining any necessary consents). No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Staircase to First Floor.

Room 1:
14'3 x 13' (4.34m x 3.96m)
Bay window. Kitchenette

Room 2:
13' x 12'10 (3.96m x 3.91m)
Kitchenette. Double doors to rear.

Garden Flat:
Access from the Communal Hall or separate rear access.

Kitchen:
10' x 9'10 (3.05m x 3.00m)

Bedsitting Room:
12'5 x 9'10 (3.78m x 3.00m)

Bathroom:

First Floor Landing:

Bathroom:

Shower Room:

Separate WC:

Kitchen:
9'7 x 8'10 (2.92m x 2.69m)
Wall and base units

Room 3:
13' x 11'10 (3.96m x 3.61m)
Bay window.

Room 4:
12'10 x 11'10 (3.91m x 3.61m)

Room 5:
16'8 x 10' (5.08m x 3.05m)
Kitchenette

Outside:
Front Garden. Pedestrian access to enclosed south facing Rear Garden laid mostly to lawn

Tenure:
Freehold

Council Tax:
Band C

EPC Ratings:
House: 'D' (67)
Garden Flat: 'D' (57)

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

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.

