

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**28, ALMA STREET,  
WESTON-SUPER-MARE, BS23 1RB  
£245,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**Occupying a central position well placed for the Town Centre, Sea Front, Railway Station and other amenities. A 6 Bedroom Mid Terrace House with accommodation over three floors with gas central heating, double glazing and patio garden.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Shared Entrance at side leading to front door.

**Hall:**

Staircase to First Floor.

**Lounge:**

12'8 x 11'8 (3.86m x 3.56m)

Bay window. Fire surround with fitted gas fire. TV point. Radiator. Understairs cupboard.

**Dining Room:**

12'9 x 12'8 (3.89m x 3.86m)

Fire surround with fitted gas fire. Radiator.

**Kitchen:**

13'9 x 6'3 (4.19m x 1.91m)

Range of wall and base units. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. Breakfast bar. Pantry cupboard. Double glazed door to Garden.

**First Floor Landing:**

Radiator. Staircase to Second Floor.

**Bedroom 1:**

11'10 x 9'9 (3.61m x 2.97m)

Fitted wardrobes. Radiator.

**Bedroom 2:**

11'10 x 7' (3.61m x 2.13m)

Radiator.

**Bedroom 3:**

10'2 x 7'9 max (3.10m x 2.36m max)

Radiator.

**Bedroom 4:**

10'4 x 5'7 (3.15m x 1.70m)

Radiator.

**Bathroom:**

Panelled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Cupboard housing 'Worcester' ga fired boiler providing central heating and hot water.

**Second Floor Landing:**

2 wardrobe cupboards.

**Bedroom 5:**

8'3 x 7'2 (2.51m x 2.18m)

Radiator,

**Bedroom 6:**

8'3 x 6' (2.51m x 1.83m)

Radiator.

**Shower Room:**

Cubicle with 'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

**Outside:**

Small Front Garden. Enclosed Rear Patio Garden with store shed, raised beds and outside tap.

**Tenure:**

Freehold.

**Council Tax:**

Band A

**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

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.



Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plans produced using Planity.

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>	57	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	