

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT

Established 1928



**31, HATFIELD ROAD,
WESTON-SUPER-MARE, BS23 2UT
£250,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located in a level position at the end of this popular cul de sac in Milton approximately 1.5 miles from the Town Centre and well placed for local shops, schools, bus services and Ashcombe Park. A 3 Bedroom Mid Terrace House with gas central heating, double glazing, gardens and garage.

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Radiator. Telephone point. Understairs cupboard. Staircase to First Floor.

Lounge:

15' x 11' (4.57m x 3.35m)

Bow window. Radiator. TV point.

Dining Room:

9'4 x 8'3 (2.84m x 2.51m)

Radiator. Sliding patio doors to Conservatory. Opening into:-

Kitchen:

9'3 x 8'10 (2.82m x 2.69m)

Fitted with a range of wall and base unit with worksurfaces over. Single drainer sink unit. wit mixer tap over. Fitted oven and hob with extractor hood over. Space for a fridge/freezer. Tiled splashback. Radiator. Double glazed door to:-

Conservatory:

17'8 x 5'8 (5.38m x 1.73m)

(not double glazed). Plumbing for a washing machine. Sliding doors to Rear Garden.

First Floor Landing:

Access to loft space. Airing cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

Bedroom 1:

14' x 10' max (4.27m x 3.05m max)

Radiator.

Bedroom 2:

10'4 x 9' (3.15m x 2.74m)

Built-in double wardrobe. Radiator.

Bedroom 3:

9'x 7'2 (2.74mx 2.18m)

Radiator. Built-in wardrobe cupboard.

Bathroom:

Panelled spa bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:

Front Garden laid to chippings with flower borders. Enclosed Rear Garden laid to chippings with patio. Gate at rear leading to Single Garage in a block with up and over door.

Council Tax:

Band B

Tenure:

Freehold.

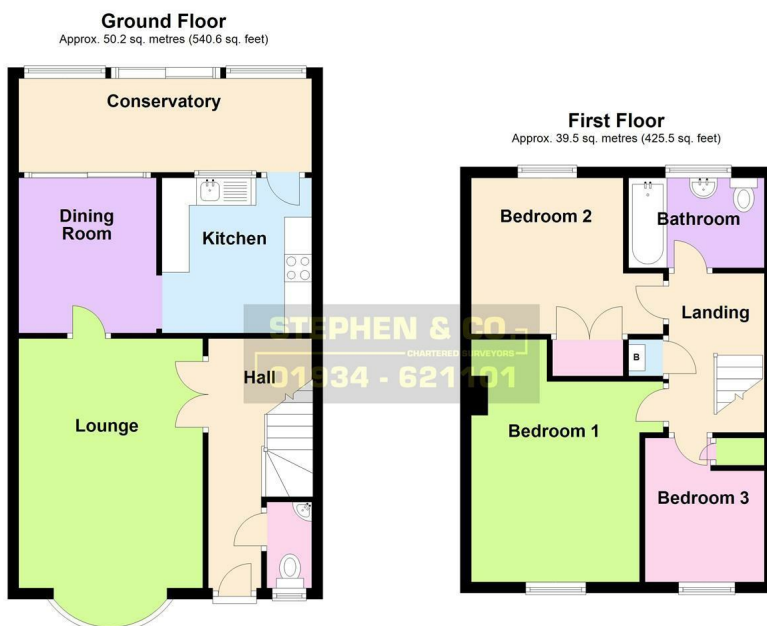
Data Protection:

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.



Total area: approx. 89.8 sq. metres (966.1 sq. feet)

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. Plan produced using PlanUp.

