

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**24, ORCHARD CLOSE, KEWSTOKE,  
WESTON-SUPER-MARE, BS22 9XY  
£240,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**Situated in this village location on the outskirts of Weston well placed for Sand Bay, local shops and primary school. A 3 Bedroom Mid Terrace House with gas central heating, double glazing and terraced gardens with views towards the Channel from the First Floor.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Double glazed front door to:-

**Hall:**  
Radiator. Store cupboard. Staircase to First Floor.

**Cloakroom:**  
Low level WC. Wash basin.

**Lounge:**  
13' x 12'7 (3.96m x 3.84m)  
Radiator. TV point.

**Kitchen/Diner:**  
18'8 x 13' narrowing to 9'9 (5.69m x 3.96m narrowing to 2.97m)  
Wall and base units with worksurfaces over. Single drainer sink unit. Cooker point. Plumbing for a washing machine. Pantry cupboard. Tiled splashback. Gas fired boiler providing central heating and hot water. Double glazed french doors to Rear Garden.

**First Floor Landing:**  
Airing cupboard. Access to loft space.

**Bedroom 1:**  
14'5 narrowing to 12'10 x 11' (4.39m narrowing to 3.91m x 3.35m)  
Built-in wardrobe. Radiator. Views.

**Bedroom 2:**  
12'2 narrowing to 11'6 x 10' (3.71m narrowing to 3.51m x 3.05m)  
Radiator.

**Bedroom 3:**  
9'6 x 7'5 (2.90m x 2.26m)  
Radiator. Views.

**Bathroom:**  
Paneled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled splashback. Radiator.

**Outside:**  
Enclosed Front Garden laid to chippings. Terraced Rear Garden laid to lawn and patio.

**Tenure:**  
Freehold

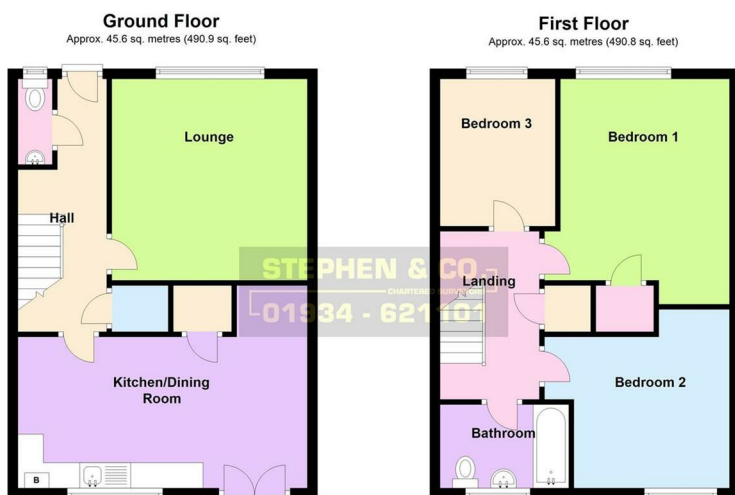
**Council Tax:**  
Band B

**Broadband & Mobile Coverage**  
Information is available at checker.ofcom.org.uk

**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.



Total area: approx. 91.2 sq. metres (981.7 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.

