

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**9, RIDGEWAY AVENUE,  
WESTON-SUPER-MARE, BS23 1YH  
£275,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**The Property  
Ombudsman**

**Occupying a convenient level location close to the Town Centre, Sea Front, Railway Station and other amenities. A 2 Bedroom Semi Detached Bungalow standing in a corner plot with a garage, enclosed garden and off street parking. The property has gas central heating and double glazed windows and is offered with No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Recessed storm porch with front door to:-

**Hall:**

Radiator. Telephone point. Access to loft space. Airing cupboard housing 'Baxi' gas fired boiler providing central heating and hot water.

**Lounge:**

15'5 x 11' (4.70m x 3.35m)

Brick fire surround with fitted gas fire. Radiator. TV lead.

**Dining Room:**

14'3 x 12'9 max (4.34m x 3.89m max)

Brick fire surround. Radiator. Fitted cupboard. Double glazed french doors to Rear Garden.

**Kitchen:**

11'4 x 5'9 (3.45m x 1.75m)

Wall and base units with roll edge worksurfaces over. Single drainer sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback. Radiator.

**Bedroom 1:**

11' x 11' (3.35m x 3.35m)

Shallow bay window. Fitted wardrobes and dressing table. Radiator.

**Bedroom 2:**

11' x 10'4 (3.35m x 3.15m)

Radiator.

**Bathroom:**

Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

**Outside:**

The property stands in corner gardens with a driveway leading to

a single Garage with up and over door. Front and side gardens with area of lawn with mature trees and shrubs. Off street parking. Gated access to enclosed Rear Garden laid to lawn with patio. Workshop/Store: 10'6 x 9'5 (3.20m x 2.87m) with power and light. Store Shed: 14'2 x 6'3 (4.32m x 1.91m) with power and light.

**Tenure:**

Freehold, subject to a £6.00 Annual Rent Charge.

**Council Tax:**

Band C.

**Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

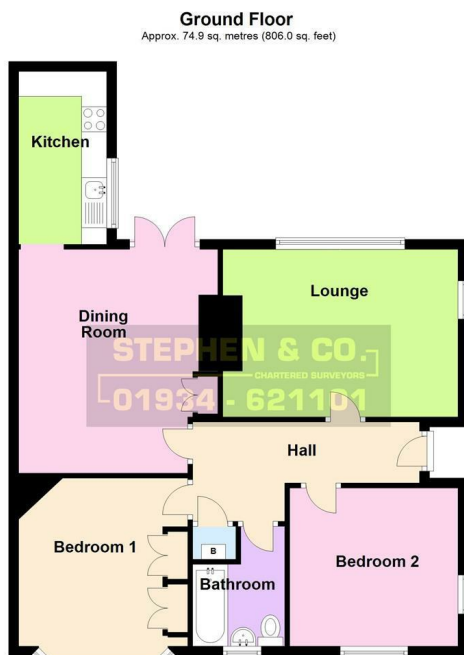
**Data Protection:**

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.



**Ground Floor**  
Approx. 74.9 sq. metres (806.0 sq. feet)

Total area: approx. 74.9 sq. metres (806.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(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