

STEPHEN & CO.
CHARTERED SURVEYORS
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**81, DEVONSHIRE ROAD,
WESTON-SUPER-MARE. BS23 4NU**

£375,000

Located in the South Ward approximately 1.5 miles from the Town Centre and Sea Front and well placed for local amenities including schools, shops and bus services.

A 3 Bedroom Detached House with gas central heating, double glazing, garage and gardens. No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to Entrance Vestibule with further door to:-

Hall:

Radiator. Understairs cupboard. Staircase rising to First Floor.

Lounge:

13' x 12'5 (3.96m x 3.78m)

Bow window. Tiled fireplace with fitted gas fire.

Radiator. TV point.

Dining Room:

13'4 x 11'5 (4.06m x 3.48m)

Fire surround. Radiator. TV lead. French doors to:-

Conservatory:

11'5 x 5'6 (3.48m x 1.68m)

Sliding patio doors to Rear Garden.

Kitchen:

8'8 x 8'6 (2.64m x 2.59m)

Wall and base units with roll edge worksurfaces over.

Single drainer stainless steel sink unit. Cooker point.

Plumbing for a washing machine. Tiled splashback.

Pantry. Door to Rear Lobby opening into Garage and with door to:-

Shower Room:

Shower cubicle. Low level WC. Pedestal wash basin.

Tiled splashback. Radiator.

First Floor Landing:

Radiator. Access to loft space. Airing cupboard.

Bedroom 1:

13'5 x 11'5 (4.09m x 3.48m)

Bow window. Radiator.

Bedroom 2:

13' x 11'5 (3.96m x 3.48m)

Radiator.

Bedroom 3:

9'6 x 8'5 (2.90m x 2.57m)

Bay window. Fitted wardrobe and dressing table.

Radiator.

Bathroom:

Panelled bath. Pedestal wash basin. Tiled splashback.

Radiator.

Separate WC:**Outside:**

Double gates to block paved driveway with parking for

several cars. Attached Garage: 18'6 x 10'2 (5.64m x 3.10m) with up and over door power and light.

Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water. Door to Rear Garden laid to lawn with patio. Summerhouse. Store shed. Outside tap.

Tenure:

Freehold. (the property has an unregistered title)

Council Tax:

Band D

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

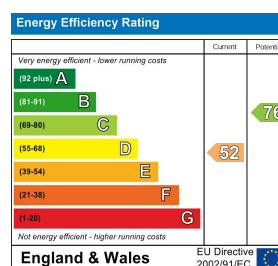
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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

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

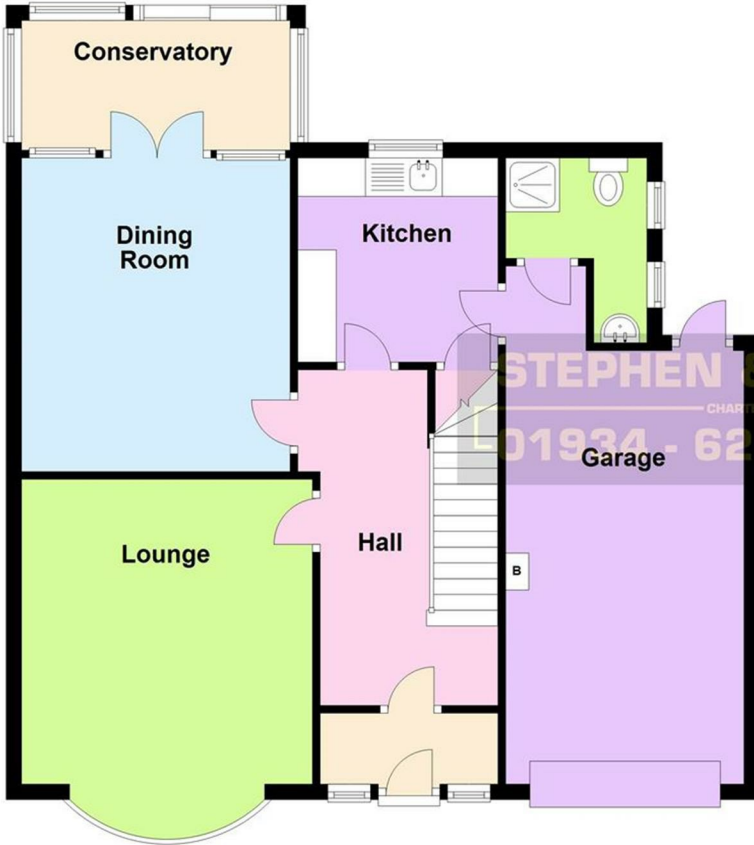
Consumer Protection from Unfair Trading Regulation

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.. 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.



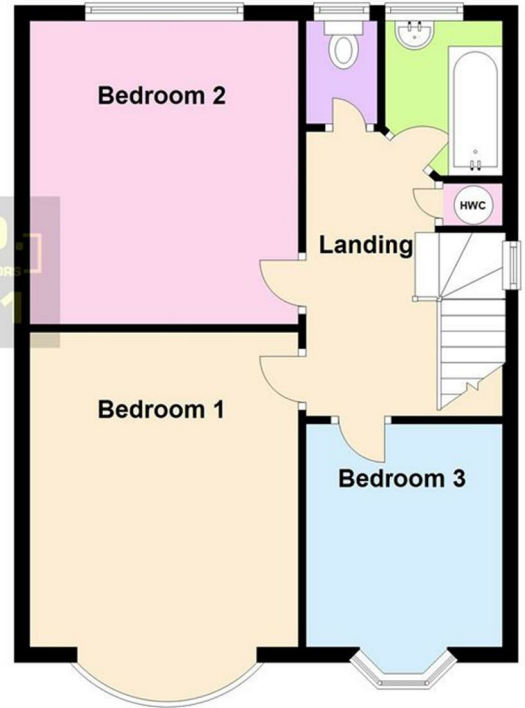
Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



Total area: approx. 130.5 sq. metres (1404.2 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.



