

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**3A, CLARENDON ROAD,  
WESTON-SUPER-MARE, BS23 3EE  
£135,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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[post@stephenand.co.uk](mailto:post@stephenand.co.uk)

 The Property  
Ombudsman

**Located in a central level position approximately 1/2 mile from the Town Centre, Sea Front, Railway Station and other amenities. A 2 Bedroom First Floor Flat with gas central heating and double glazing.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Shared Hall with further door and staircase rising to:-

**First Floor Landing:**

Radiator.

**Lounge:**

13'3 x 12' max (4.04m x 3.66m max)  
Radiator. TV point. Door to steep staircase to loft.

**Kitchen:**

9'8 x 8' (2.95m x 2.44m)  
Range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted 4-ring hob with extractor hood over. Fitted oven. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. 'Vaillant' gas fired boiler providing central heating and hot water.

**Bedroom 1:**

11'8 x 10' (3.56m x 3.05m)  
Radiator.

**Bedroom 2:**

12'2 x 6'8 (3.71m x 2.03m)  
Radiator.

**Shower Room:**

Shower cubicle. Low level WC Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

**Council Tax:**

Band A

**Tenure:**

Freehold, subject to the 999 year lease of the Ground Floor Flat from 23rd September 1998

**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

**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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

**First Floor**  
Approx. 52.6 sq. metres (566.7 sq. feet)



Total area: approx. 52.6 sq. metres (566.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	