

# STEPHEN & CO.

CHARTERED SURVEYORS

# 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**13, ST. MARYS CLOSE,  
WESTON-SUPER-MARE, BS24 9QE  
£175,000**



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

**Located in a small development of Bungalows for the over 55s in this popular village on the outskirts of Weston super Mare. An End Terrace 2 Bedroom Bungalow with gas central heating, double glazing and corner gardens. No Onward Chain**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

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

**Lounge:**

15'8" x 10'7" (4.78m x 3.23m)

Radiator. TV and telephone points. Fire surround with electric fire.

**Kitchen:**

9'8" x 9'8" (2.95m x 2.95m)

Wall and base units with roll edge worksurfaces over. Single drainer sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Door to Garden.

**Bedroom 1:**

12'11" x 10'7" (3.94m x 3.23m)

Freestanding wardrobes. Radiator.

**Bedroom 2:**

9'6" x 6'0" (2.90m x 1.83m)

Radiator.

**Shower Room:**

Double cubicle with 'Triton' shower unit. Wash basin. tiled splashback. Radiator. Extractor.

**Separate WC:**

**Outside:**

Open plan Front Garden laid to lawn. Side and Rear Gardens mostly paved with shrub borders and area laid to chippings. Residents' parking area

**Tenure:**

New 99 year lease

**Council Tax:**

Band B

**Buy Back Scheme:**

If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent

valuation by an RICS qualified surveyor will be carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £1,182.48 pa

NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

**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. 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.



**Ground Floor**  
Approx. 55.6 sq. metres (598.3 sq. feet)

Total area: approx. 55.6 sq. metres (598.3 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	