

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**8, WELLSEA GROVE,
WESTON-SUPER-MARE, BS23 3LZ
£250,000**



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**The Property
Ombudsman**

Located in a level position in Milton, close to local shops and bus services and well placed for Milton Railway Station. The Town Centre & Sea Front lie approximately 2 miles away. A 3 bedroom Semi Detached Bungalow with gas central heating, double glazing to the majority of windows, gardens and off street parking. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Storm Porch with front door to:-

Hall:
2 radiators. Access to loft space. Cloaks cupboard.

Lounge:
15' x 11'3 (4.57m x 3.43m)
Electric fire. Radiator. TV point.

Kitchen:
15' x 5'4 (4.57m x 1.63m)
Wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer sink unit. Fitted double oven and 4-ring gas hob. Plumbing for a washing machine. Integrated dishwasher. Tiled splashback. Radiator. Telephone point.

Conservatory:
12'5 x 8'9 (3.78m x 2.67m)
Wall and base units. Radiator. TV point. Sliding patio doors to Rear Garden.

Bedroom 1:
11'2 x 10'8 (3.40m x 3.25m)
Radiator. Fitted wardrobes.

Bedroom 2:
12'9 x 8'7 (3.89m x 2.62m)
Square bay window. Radiator.

Bedroom 3:
12'9 x 5'8 (3.89m x 1.73m)
Radiator

Shower Room:
Cubicle with 'Mira' shower unit. low level WC. Vanity wash basin. Tiled splashback. Radiator. 'Ideal' gas fired boiler providing central heating and hot water.

Outside:
Paved Front Garden with off street parking. Shared

driveway with access to long Rear Garden with patio and lawn. Mixed borders. Timber shed. Large store shed (former garage).

Tenure:
Freehold.

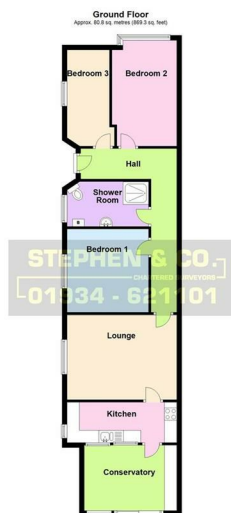
Council Tax:
Band C

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

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.



Total area: approx. 80.8 sq. metres (869.3 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, the agent does not warrant their accuracy. Please contact the agent for more information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	