

STEPHEN & CO.

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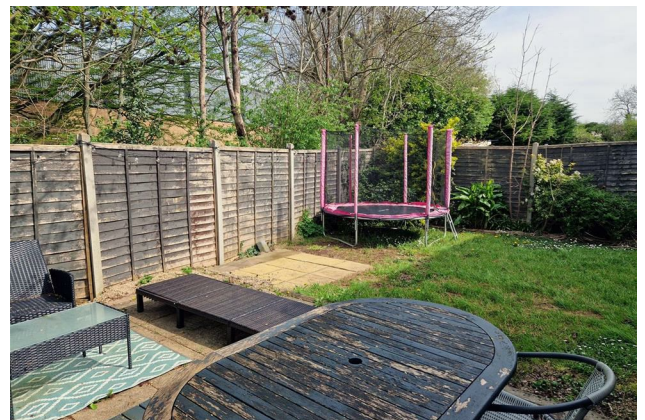
BLOCK MANAGEMENT

Established 1928



**26, MEADOW CROFT, WOODSIDE
WESTON-SUPER-MARE, BS24 9XE**

£239,950



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A 3 Bedroom End of Terrace House located in this popular development on the outskirts of Weston super Mare, close to local amenities. The property has gas central heating, double glazing, gardens and a garage & parking space.

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Staircase to First Floor.

Lounge:

12'6 x 11' (3.81m x 3.35m)

Fire surround. Radiator. TV point. Understairs cupboard. Wide opening into:-

Dining Area:

11'9 x 8'8 (3.58m x 2.64m)

Radiator. Sliding patio door to Rear Garden.

Kitchen:

11' x 7'5 (3.35m x 2.26m)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven & hob. Plumbing for a washing machine. Tiled splashback. Radiator. Door to Rear Garden.

First Floor Landing:

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

Bedroom 1:

11'10 x 9'4 max (3.61m x 2.84m max)

Radiator.

Bedroom 2:

10'7 x 7'10 (3.23m x 2.39m)

Radiator.

Bedroom 3:

7'7 x 7'6 (2.31m x 2.29m)

Radiator.

Bathroom:

Panelled bath with 'Triton' shower over. Vanity wash basin and low level WC. Tiled splashback. Radiator. Extractor.

Outside:

Open plan Front Garden laid to lawn. Parking space. Access to enclosed Rear Garden laid to lawn with patio. Personal door to Garage: 14'9 x 7'9 (4.50m x 2.36m) with up and over door.

Tenure:

Freehold

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

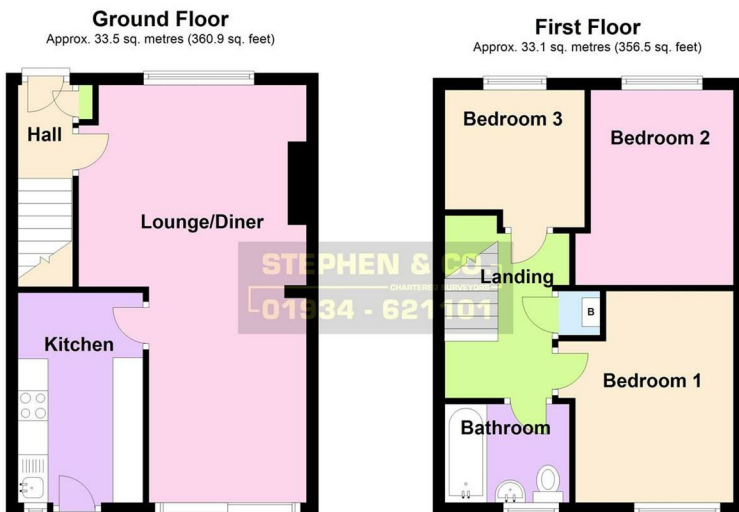
Data Protection:

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

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. 66.6 sq. metres (717.3 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	