

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**26, MILTON ROAD,
WESTON SUPER MARE, BS23 2SL**

Offers In Excess Of £330,000

13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



**The Property
Ombudsman**

Accommodation:

(with approximate measurements)

Located in a convenient central location within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities

An Investment Opportunity comprising a substantial Semi Detached Property arranged as two 2 Bedroom Flats plus a separate Studio Flat

The property is partly let with the Ground Floor Flat currently vacant with potential to improve and add value

Income:

Ground Floor Flat - Vacant (pending new tenant at £1,200 per calendar month)

First Floor Flat - £800 per calendar month

Studio Flat: - £600 per calendar month

Tenure:

Freehold

EPC:

Ground Floor Flat: 'D' (63)

first Floor Flat: 'D' (66)

Studio Flat: 'E' (40)

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.