

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**6A, GROVE PARK ROAD,
WESTON-SUPER-MARE, BS23 2LN
£195,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Located in a popular elevated position above Grove Park with the Town Centre and Sea Front beyond. A particularly spacious 4 Bedroom First Floor Flat with gas central heating, partial double glazing and an area of garden. The property requires modernisation and is offered with No Onward Chain

Accommodation:

(with approximate measurements)

Entrance:

External staircase at the rear of the property. Front door to:-

Hall:

Radiator.

Dining Hall:

18'7 x 14'2 max (5.66m x 4.32m max)

Radiator. Ornate coving. WC off with high level suite.

Lounge:

19'10 x 15' (6.05m x 4.57m)

Tiled fireplace with fitted gas fire. 2 radiators. TV point. Coving and picture rail. Views over the Town with glimpses of Weston Bay.

Kitchen:

12'4 x 9'10 (3.76m x 3.00m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Integrated dishwasher. Tiled splashback. Cupboard housing floor mounted 'Ideal Standard' gas fired boiler providing central heating and hot water.

Bedroom 1:

15' x 12'6 (4.57m x 3.81m)

2 radiators. Wash basin. Coved ceiling and picture rail.

Bedroom 2:

14'9 x 13'2 (4.50m x 4.01m)

Fitted wardrobes and dressing table. Radiator. Door to Bathroom:

Bedroom 3:

18'6 x 8'3 max (5.64m x 2.51m max)

Radiator.

Bedroom 4:

18'6 x 7'10 max (5.64m x 2.39m max)

Radiator.

Bathroom:

Panelled bath. Vanity wash basin. Tiled splashback. Airing cupboard. Radiator.

Outside:

Enclosed area of Rear Garden laid to lawn.

Council Tax:

Band C

Tenure:

Leasehold for an original term of 999 years from 13th December 1977

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. 140.7 sq. metres (1514.5 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. Plans produced using PlanItUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	