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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**50, ASHCOMBE ROAD,
WESTON-SUPER-MARE. BS23 3DY
£260,000**

Located in a level position within 1 mile of the Town Centre, Sea Front and Railway Station.

A substantial Semi Detached property arranged as two flats with 3 Bedrooms on the Ground Floor and 2 Bedrooms on the First Floor. The property offers potential to create an excellent investment property, home and income or a family home The property requires modernisation and is offered with No Onward Chain.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:
(with approximate measurements)

Ground Floor Flat

Entrance:
Front door to:-

Entrance Porch:
Further door to:-

Hall:
2 radiators. Understairs cupboard. Door to Hallway for First Floor Flat.

Lounge:
12'10 x 12'5 (3.91m x 3.78m)
Bay window. Radiator. TV point.

Bedroom 1:
12'2 x 10'9 (3.71m x 3.28m)
Radiator.

Dining Room:
18' x 12' (5.49m x 3.66m)
Radiator. TV point. Fitted cupboard.

Kitchen:
10'7 x 10' max (3.23m x 3.05m max)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. 'Worcester' gas fired boiler. Door to Garden.

Inner Hall:
Radiator.

Shower Room:
Corner cubicle. Low level WC. Vanity wash basin. Tiled splashback. Radiator.

Bedroom 2:
12' x 11'2 (3.66m x 3.40m)
Radiator.

Bedroom 3:
11'5 x 8'8 (3.48m x 2.64m)
Radiator. Built-in wardrobe cupboard.

First Floor Flat:

Entrance:
Front door to:-

Hall:
Radiator. Staircase to:-

First Floor Landing:
Radiator. Skylight. Access to loft space.

Lounge/Diner:
18'4 x 11'9 (5.59m x 3.58m)
Fire surround. 2 radiators. TV and telephone points.

Kitchen:
10'5 x 5'7 (3.18m x 1.70m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine.

Bedroom 1:
12' x 11'5 (3.66m x 3.48m)
Radiator. Wash basin.

Bathroom:
Panelled bath. Vanity wash basin. Tiled splashback. Radiator. Tiled splashback. Airing cupboard housing 'Worcester' gas fired boiler.

Separate WC:
Low level WC. Radiator.

Bedroom 2:
12' x 10' (3.66m x 3.05m)
Fire surround. Radiator.

Outside:
Front & Side Garden mostly paved with mature trees and shrubs. Timber shed. Gates leading to an off street parking space.

Tenure:
Freehold.

Council Tax:
Ground Floor Flat: Band B
First Floor Flat: Band B

EPC:
Ground Floor Flat: 'E' (54)
First Floor Flat: 'C' (70)

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. 194.1 sq. metres (2089.0 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 PlanIt360.



