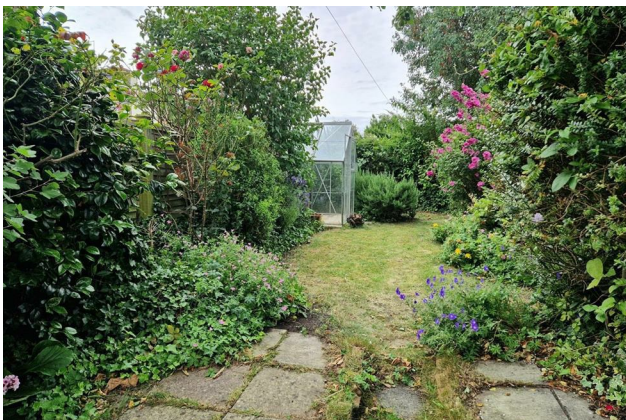


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Established 1928



**16, CLARENDON ROAD,
WESTON-SUPER-MARE, BS23 3EF
£285,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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 **The Property
Ombudsman**

Occupying a central level position within 1 mile of the Town Centre, Sea Front and Railway Station. A traditional 3 Bedroom Link-Semi Detached House with gas central heating, double glazing to the majority of windows, mature south facing garden and parking. The property requires some updating and is offered with No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to Vestibule with further door to:-

Hall:
Radiator. Staircase to First Floor. Understairs cupboard.

Lounge:
12'5 x 11'4 (3.78m x 3.45m)
Bay window. Fireplace with fitted gas fire. Radiator. TV lead.
Coved ceiling and picture rail.

Dining Room:
12'5 x 11'6 (3.78m x 3.51m)
Fireplace. Radiator.

Kitchen:
18' x 8' (5.49m x 2.44m)
Wall and base units with roll edge worksurfaces over. Double drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. 2 radiators.

Rear Lobby:
Double glazed door to Garden. Door to:-

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin. Cubicle with 'Santon' shower unit. Radiator. Tiled splashback. 'Vokera' gas fired boiler providing central heating and hot water.

First Floor Landing:
Access to loft space.

Bedroom 1:
11'6 x 11'4 (3.51m x 3.45m)
Radiator. TV lead. Walk-in wardrobes.

Bedroom 2:
12'5 x 11'5 max (3.78m x 3.48m max)
Fireplace. Radiator. TV lead.

Bedroom 3:
11'8 x 8' (3.56m x 2.44m)
Fitted wardrobes. Radiator.

Shower Room:
Cubicle with 'Triton' shower unit. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail.

Outside:
Front Garden with raised border and Parking Space. Enclosed south facing Rear Garden laid to lawn with mixed borders and mature trees and shrubs. Patio. Pond. Greenhouse. Pedestrian access to side.

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

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.

