

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**25, SOUTHVILLE ROAD,
WESTON-SUPER-MARE, BS23 4LX
£290,000**



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



**The Property
Ombudsman**

Located in this popular position in the South Ward, within 2 miles of the Town Centre 7Sea Front and well placed for a range of local amenities. A 3 Bedroom Semi Detached House with double glazing, gas central heating, garage and good size rear garden.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Vestibule with further door to:-

Hall:

Radiator. Staircase to First Floor.

Lounge:

13' x 12'5 (3.96m x 3.78m)

Square bay window. Radiator. TV and telephone points.

Dining Room:

13' x 10' (3.96m x 3.05m)

Fire surround with electric fire. Radiator. Double glazed french doors to Rear Garden.

Kitchen:

9'7 x 8'2 (2.92m x 2.49m)

Wall and base units with worksurfaces over. 1.5 bowl single drainer sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. Understairs cupboard. Double glazed door to Garden.

First Floor Landing:

Access to loft space.

Bedroom 1:

13' x 11' (3.96m x 3.35m)

Radiator. TV lead.

Bedroom 2:

13' x 10'4 (3.96m x 3.15m)

Radiator.

Bedroom 3:

9' x 7' (2.74m x 2.13m)

Radiator.

Bathroom:

Coloured suite with panelled bath with 'Mira' shower over. Pedestal wash basin. Tiled splashback. Radiator. Airing cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water.

Separate WC:

Outside:

Driveway to Garage: 17'3 x 7'8 (5.26m x 2.34m) with up and over door power & light. Paved Front Garden. Enclosed rear Garden laid mostly to lawn with borders. Timber shed. Outside tap. Personal door to Garage.

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

Consumer Protection from Unfair Trading Regulation

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. 104.6 sq. metres (1126.3 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.