

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**3 BROWNS COURT, 52A, CLEVEDON ROAD,
WESTON-SUPER-MARE, BS23 1DF**

£200,000



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

Located in the South Ward of Weston within a Conservation Area and well placed for local shops, bus services etc. The Town Centre, Sea Front, Railway Station and other amenities are within 1 mile. A well presented 2 Bedroom End of Terrace Townhouse with gas central heating, double glazing and two single granges. Ideal for Buy to Let or a First Time Buyer.

Accommodation:

(with approximate measurements)

Entrance:

External staircase to First Floor. Double glazed front door to:-

Hall:

Radiator.

Kitchen:

10'5 x 7'2 (3.18m x 2.18m)
Wal and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback. Airing cupboard housing gas fired boiler providing central heating and hot water.

Lounge:

15' x 14' (4.57m x 4.27m)
Radiator. TV point. Staircase rising to:-

First Floor Landing:

Bedroom 1:

14' x 13' max (4.27m x 3.96m max)
Fitted wardrobes. Radiator. Sloping ceilings.

Bedroom 2:

10' x 7'7 (3.05m x 2.31m)
Radiator.

Shower Room:

Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor fan. Access to loft space.

Outside:

Driveway to two Garages: 17' x 10'5 (5.18m x 3.18m) each, with up and over doors, power & light and covered area in front.

Tenure:

Freehold

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

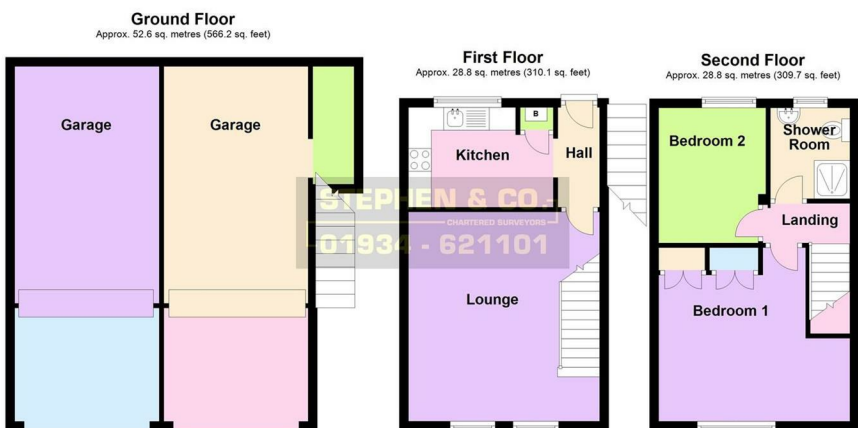
Data Protection:

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 110.2 sq. metres (1186.0 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 PlanUp.