

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**34, MILTON PARK ROAD,
WESTON-SUPER-MARE, BS22 8DZ
£245,000**



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**The Property
Ombudsman**

Located in a sought after elevated position in Milton with views over the Town and close to local amenities including schools, shops and bus services. A 2 Bedroom Semi Detached Bungalow with gas central heating, double glazing, off street parking and gardens. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to Entrance Vestibule with tiled floor and further door with leaded inset to:-

Hall:

Radiator. Stripped floor. Cloaks cupboard. Airing cupboard with 'Ideal' gas fired boiler providing central heating and hot water. Access to loft space.

Lounge:

16'7 x 11'6 max (5.05m x 3.51m max)
Dual aspect windows. Fire surround. Radiator. TV and telephone points. Door to:-

Kitchen:

11'6 x 9'2 (3.51m x 2.79m)
Dual aspect windows. Range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. cooker point. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Radiator. Door to:-

Conservatory:

9'9 x 8'9 max (2.97m x 2.67m max)
Double glazed door to Rear Garden.

Bedroom 1:

11'10 x 10' (3.61m x 3.05m)
Bay window. Radiator.

Bedroom 2:

11'10 x 9'6 (3.61m x 2.90m)
Radiator.

Bathroom:

Panelled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:

Steps down to Front Garden with shrub beds. Gates to sloping driveway with off street parking leading to a Carport. Enclosed Rear Garden laid mainly to lawn with mixed borders. Patio. Timber shed. Rockery. Steps up to greenhouse.

Tenure:

Freehold.

Council Tax:

Band C

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

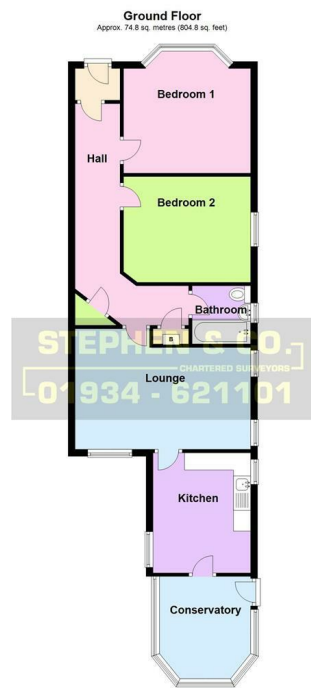
Anti-Money Laundering

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

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

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. 74.8 sq. metres (804.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	