

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FLAT 5, 3, BEAUFORT ROAD,  
WESTON-SUPER-MARE, BS23 3BB  
£100,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**Occupying a convenient central location within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. A 2 Bedroom Ground Floor Flat forming a single storey annexe to the main building. The property has electric heating and double glazing but will require some modernisation. The layout would make the property ideal as a buy-to let or for two people sharing. No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Lounge:**  
11'6 x 9'10 max (3.51m x 3.00m max)  
Electric heater. TV point. Opening into:-

**Kitchen:**  
9'9 x 9'6 max (2.97m x 2.90m max)  
Wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted oven and hood with extractor hood over. Plumbing for a washing machine. Tiled splashback.

**Bedroom 1:**  
14'2 x 12' max (4.32m x 3.66m max)  
Electric heater. TV point. En Suite Shower Room: Separate cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor fan.

**Bedroom 2:**  
11'10 x 7'9 (3.61m x 2.36m)  
Electric heater. TV point. En Suite Shower Room: Separate cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor fan.

**Outside:**  
Designated Parking Space.

**Tenure:**  
Leasehold for an original term of 125 years from 1st January 2007.

**Service Charge:**  
£360 per annum

**Council Tax:**  
Band A

**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](http://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. 45.8 sq. metres (492.8 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	