

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**20, RIDGEWAY AVENUE,
WESTON-SUPER-MARE, BS23 1YH
£285,000**



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**The Property
Ombudsman**

Occupying a central level position well placed for the Town Centre, Sea Front, Railway Station and other amenities. A 3 Bedroom Semi Detached House with gas central heating, double glazing and garden with Studio. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed sliding door to Entrance Porch with further door to:-

Hall:

Radiator. Telephone point. Staircase to First Floor.

Cloakroom:

Low level WC. Corner wash basin. Tiled splashback.

Lounge:

12'10 x 12'8 (3.91m x 3.86m)
Bay window. Radiator. TV point.

Dining Room:

18'3 x 12' (5.56m x 3.66m)
Fitted gas fire. Radiator. TV point. Sliding patio doors to Rear Garden.

Kitchen:

15' x 7'4 (4.57m x 2.24m)
Wall and base units with tiled worksurfaces over. Double bowl stainless steel sink unit. Fitted double oven and 4-ring hob. Plumbing for a washing machine. Integrated refrigerator and freezer. Tiled splashback. Radiator. Door to Rear Garden.

First Floor Landing:

Bedroom 1:

12'7 x 12' (3.84m x 3.66m)
Bay window. Fitted wardrobes. Radiator. TV and telephone points.

Bedroom 2:

12'5 x 12' (3.78m x 3.66m)
Radiator. Fitted wardrobe and airing cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 3:

8'8 x 7'4 (2.64m x 2.24m)
Radiator. TV point. Fitted double wardrobe.

Bathroom:

Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Separate shower cubicle. Tiled splashback. Radiator. Access to loft space.

Outside:

Front Garden. Gated access to enclosed Rear Garden mainly laid to patio with with mixed borders. outside tap. Studio: 23'8 x 8' (7.21m x 2.44m) with power and light. (We believe this was formerly a 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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	81
England & Wales		EU Directive 2002/91/EC	

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.