

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**88, MILTON BROW,  
WESTON-SUPER-MARE, BS22 8DE  
£210,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**Located in an elevated position in Milton. A 3 Bedroom Mid Terrace ex-local authority house with a refitted open plan Kitchen/Diner, gas central heating, double glazing, gardens and parking. Ideal for a first time buyer or buy to let investor.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to:-

**Hall:**

Store cupboard housing 'Baxi' gas fired boiler providing central heating and hot water. Staircase to First Floor.

Opening into:-

**Kitchen/Diner:**

20'3 x 12'10 max (6.17m x 3.91m max)

Range of wall and base units with roll edge worksurfaces over. Inset single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Space for a tumble dryer. Tiled splashback. Radiator. Fire surround. Double glazed french doors to Rear Garden.

**Lounge:**

13'4 x 10'3 (4.06m x 3.12m)

Radiator. TV point.

**First Floor Landing:**

Access to loft space:

**Bedroom 1:**

12'10 x 11'2 (3.91m x 3.40m)

Radiator. Fitted wardrobe.

**Bedroom 2:**

12'10 x 10'3 (3.91m x 3.12m)

Radiator.

**Bedroom 3:**

7'2 x 7' (2.18m x 2.13m)

Radiator.

**Shower Room:**

Double shower cubicle. Low level WC. Wash basin. Tiled splashback. Radiator.

**Outside:**

Front Garden block paved with off street parking.

Enclosed south facing Rear Garden laid to lawn with raised patio and borders. Timber shed. We are advised that there is pedestrian access to the rear garden.

**Tenure:**

Freehold

**Council Tax:**

Band B.

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://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. 81.4 sq. metres (875.9 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.