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Auctions
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ESTATE AGENTS
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BLOCK MANAGEMENT
Established 1928



**47, BAILDON CRESCENT,
WESTON-SUPER-MARE, BS23 3TQ
FOR SALE BY PUBLIC AUCTION**

SOLD AT AUCTION FOR £166,000

13 Waterloo Street, Weston super Mare, BS23 1LA

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A 3 bedroom ex local authority Link-Semi Detached House located on the Bournville Estate, close to local amenities. The property has gas central heating, double glazing, gardens and a garage. Modernisation required throughout.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase to First Floor.

Kitchen:
12'8 x 10' (3.86m x 3.05m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Tiled splashback. Radiator. 'Ferroli' gas fired boiler providing central heating and hot water. Opening into:-

Lounge:
16'2 x 12'5 max (4.93m x 3.78m max)
2 radiators. TV and telephone points. door to Rear Garden.

First Floor Landing:
Access to loft space. Store cupboard.

Bedroom 1:
12' x 9'5 (3.66m x 2.87m)
Radiator.

Bedroom 2:
11'2 x 7'3 (3.40m x 2.21m)
excluding door recess. Radiator.

Bedroom 3:
8'6 x 7'7 (2.59m x 2.31m)
Radiator.

Bathroom:
Panelled bath with 'Triton' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Open plan Front Garden laid to lawn. Shared driveway to side with double gates to driveway and Garage. Rear Garden with store shed.

Tenure:
Freehold

Council Tax:
Band B

Conditions of Sale:
From the Solicitors:-

Wards Solicitors
37 Boulevard
Weston super Mare
BS23 1PE

Ref: Deborah Stone:
01934 413535

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
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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. 68.2 sq. metres (734.1 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			88
(92 plus) A			
(81-91) B		71	
(69-80) C			
(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	