

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**7 MARTOCK, DUNSTER CRESCENT, OLDMIXON
WESTON-SUPER-MARE, BS24 9EA**

£220,000



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**The Property
Ombudsman**

Located on the edge of Oldmixon well placed for local amenities including schools, shops and bus services as well and Weston College and the General Hospital. An ex-local authority 2/3 Bedroom Semi Detached Chalet-Style House with gas central heating, double glazing, gardens and a garage. The property is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

Radiator. Staircase to First Floor.

Lounge/Diner:

20' x 11' max (6.10m x 3.35m max)

Fire surround with electric fire. 2 radiators. TV and telephone points. Double glazed french doors to:-

Conservatory:

7'8 x 7'6 (2.34m x 2.29m)

Door to Rear Garden.

Kitchen:

15'6 x 7'10 max (4.72m x 2.39m max)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted double oven and 4-ring hob with extractor hood over. Integrated dishwasher. tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water. Double glazed door to:-

Conservatory:

16'2 x 7'6 (4.93m x 2.29m)

Radiator. Plumbing for a washing machine. Double glazed french doors to Rear Garden.

Study/Bedroom 3:

8'7 x 7'8 (2.62m x 2.34m)

Radiator.

Shower Room:

Corner cubicle. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

First Floor Landing:

'Velux' window.

Bedroom 1:

12'2 x 11'4 (3.71m x 3.45m)

Radiator. Built-in wardrobe cupboards.

Bedroom 2:

12'2 x 10'8 (3.71m x 3.25m)

Radiator. Built-in wardrobe cupboard. Access to under eaves storage.

Outside:

Paved Front Garden. Enclosed Rear Garden with areas of lawn and patio. Fruit trees. Greenhouse. Workshop: 10'10 x 7'2 (3.30m x 2.18m) with power and light. Pedestrian access at rear to a single Garage with up and over door located in a block.

Tenure:

Freehold

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

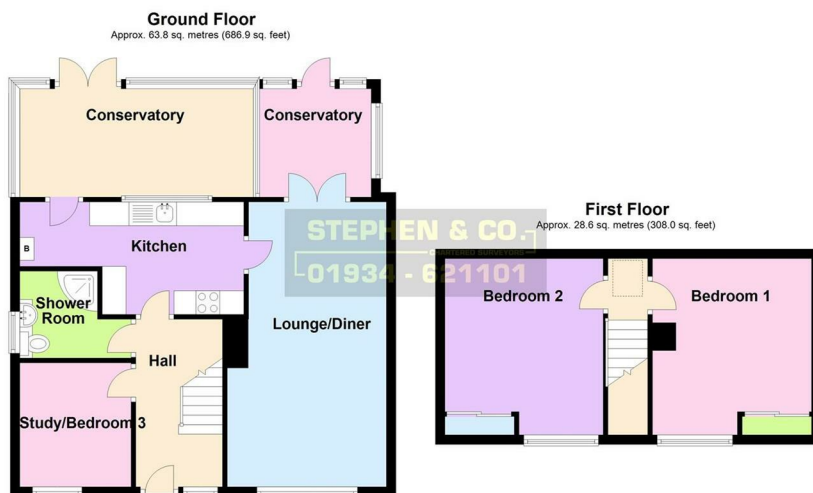
Data Protection:

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.



Total area: approx. 92.4 sq. metres (994.9 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.