

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**33, AMBEREY ROAD,  
WESTON-SUPER-MARE, BS23 3QJ  
£266,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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 **The Property  
Ombudsman**



**Located in the South Ward of Weston approximately 1.5 miles from the Town Centre & Sea Front and well placed for local amenities including schools, shops and bus services. A 3 Bedroom Mid Terrace House with gas central heating, double glazing and gardens. NO ONWARD CHAIN.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Vestibule with further door to:-

**Hall:**

Radiator. Understairs cupboard.

**Lounge:**

12'5 x 11' (3.78m x 3.35m)

Bay window. Fireplace with tiled inset and timber surround. Radiator. TV point. Coved ceiling. Wide arch to:-

**Dining Area:**

12'2 x 10'7 (3.71m x 3.23m)

Radiator. Sliding patio doors to Courtyard.

**Breakfast Room:**

12'2 x 10'2 (3.71m x 3.10m)

Fireplace. Radiator. 'Worcester' gas fired boiler providing central heating and hot water.

**Kitchen:**

10' x 9'3 (3.05m x 2.82m)

Range of base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit with mixer taps over. Fitted oven and hob with extractor hood over. Plumbing for a dishwasher. Tiled splashback and floor. Radiator. Telephone point. Door to:-

**Utility:**

9'3 x 5'4 (2.82m x 1.63m)

Plumbing for a washing machine. Space for a tumble dryer. Water tap. Door to Rear Garden.

**First Floor Landing:**

Access to loft space. Fitted cupboard.

**Bedroom 1:**

16'2 x 11' (4.93m x 3.35m)

Bay window. Radiator.

**Bedroom 2:**

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

Radiator.

**Bedroom 3:**

10'2 x 6' excluding door recess (3.10m x 1.83m excluding door recess)

Radiator.

**Bathroom:**

Refitted with a panelled bath with shower and screen over. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail.

**Outside:**

Small Front Garden laid to chippings. Rear Garden laid to patio and chippings. Double gates at rear to off street parking for two cars.

**Tenure:**

Freehold.

**Council Tax:**

Band B

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

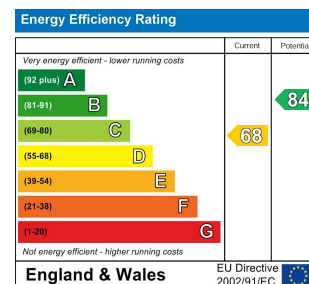
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**Anti-Money Laundering**

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.



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