

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**32, BAKER STREET,
WESTON-SUPER-MARE, BS23 3AH**

£249,950



13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

Located in a central level position well placed for the Town Centre, Sea Front, Railway Station and other amenities. A spacious 3 Bedroom Link-Semi Detached with gas central heating, double glazing, courtyard garden and garage. The property requires some modernisation and is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Vestibule with further door to:-

Hall:

Radiator. Staircase to First Floor. Understairs cupboard.

Lounge:

13'8 x 12'7 (4.17m x 3.84m)

Bay window. Fire surround. Radiators. TV point.

Dining Room:

12'5 x 10'8 (3.78m x 3.25m)

Radiator. Telephone point.

Kitchen:

16' x 8'5 (4.88m x 2.57m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a dishwasher. Space for a range-oven. Tiled splashback. Radiator. Skylight.

Utility Room:

17'4 x 5'7 (5.28m x 1.70m)

Plumbing for a washing machine. Sink. Radiator. Door to Garden.

First Floor Landing:

Access to loft space.

Bedroom 1:

13'9 x 11' (4.19m x 3.35m)

Radiators.

Bedroom 2:

10' x 9'6 (3.05m x 2.90m)

Radiator.

Bedroom 3:

10'9 x 7'7 (3.28m x 2.31m)

Radiator.

Bathroom:

Panelled bath. Vanity wash basin. Cubicle with 'Triton' shower

unit. Tiled splashback. Radiator. Airing cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

Separate WC:

Outside:

Front Garden. Driveway to Garage: 16' x 9'4 (4.88m x 2.84m) with up and over door. Enclosed Courtyard Garden with personal door to Garage.

Tenure:

Freehold, subject to a £2.00 Annual Rent Charge.

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

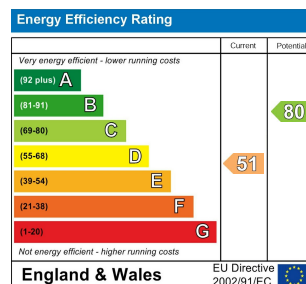
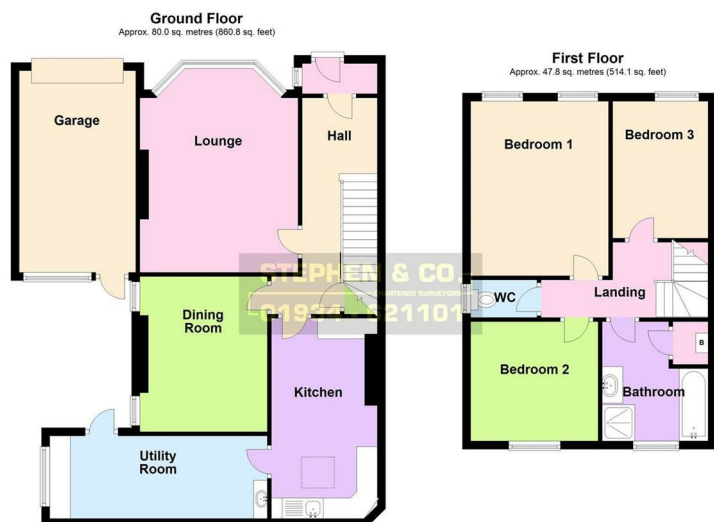
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Anti-Money Laundering

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

Consumer Protection from Unfair Trading Regulation

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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