

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

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:**

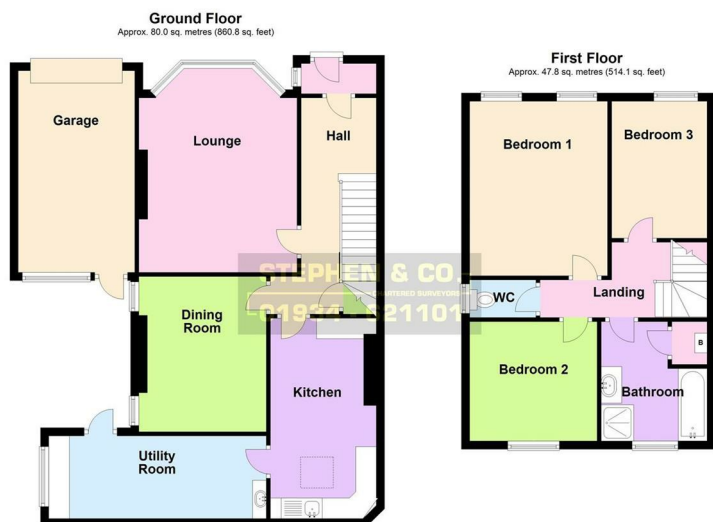
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared 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

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus	A		
161-191	B		80
129-160	C		
95-128	D		
62-94	E	51	
29-61	F		
1-28	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.