

**STEPHEN & CO.**  
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VALUERS  
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Established 1928



**45, OLDMIXON ROAD,  
WESTON-SUPER-MARE, BS24 9NR  
£338,000**



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



**A 2/3 Bedroom Detached Bungalow located on the southern outskirts of Weston, approximately 3 miles from the Town Centre & Sea Front and well placed for local amenities. The property includes gas central heating, double glazing, gardens and a garage. No Onward Chain.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Storm Porch with double glazed front door to:-

**Hall:**

Radiator. Access to loft space.

**Lounge:**

13' x 11'9 (3.96m x 3.58m)

Bow window. Fire surround with remotely controlled electric fire. 2 radiators. TV and telephone points.

**Dining Room/Bedroom 3:**

11' x 8'2 (3.35m x 2.49m)

Fireplace. Radiator.

**Kitchen:**

11'5 x 9' max (3.48m x 2.74m max)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Radiator. Double glazed door to Rear Garden.

**Bedroom 1:**

12' x 11'9 (3.66m x 3.58m)

Fitted wardrobes. Radiator.

**Bedroom 2:**

11'9 x 8'6 (3.58m x 2.59m)

Radiator. Fitted cupboard.

**Wet Room:**

'Mira' shower cubicle. Vanity wash basin. Tiled splashback. Extractor. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water.

**Separate WC:**

**Outside:**

Paved Front Garden with mixed beds and borders. Long drive with off street parking to Garage with up and over door. Rear Garden laid to lawn and chippings with mature trees and shrubs.

**Tenure:**

Freehold

**Council Tax:**

Band C

**Broadband & Mobile Coverage**

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

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.

