

STEPHEN & CO.
CHARTERED SURVEYORS
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ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



**43, WESTBURY CRESCENT,
WESTON-SUPER-MARE, BS23 4RF
£170,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A 2 Bedroom Semi Detached located on the southern outskirts of Weston, well placed for local amenities and close to the College and Hospital. The property requires modernisation and includes double glazing, partial central heating, gardens & off street parking. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Electric heater. Telephone point. Staircase to First Floor with stair lift.

Lounge/Diner:
20' x 10'7 max (6.10m x 3.23m max)
Fireplace with fitted gas fire and side plinths. Radiator. TV point.

Kitchen:
11'3 x 7'6 max (3.43m x 2.29m max)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. 'Vaillant' gas fired boiler providing hot water and heating to radiators. Pantry. Double glazed door to Rear Garden.

First Floor Landing:
Access to loft space.

Bedroom 1:
13'10 x 9'5 (4.22m x 2.87m)
Gas heater. Built-in wardrobe.

Bedroom 2:
10'6 x 10'3 (3.20m x 3.12m)
Gas heater. TV lead. Built-in wardrobe.

Wet Room:
'Mira' shower unit. Low level WC. Wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Open plan Front Garden laid to lawn with Parking Space.

Rear Garden. Workshop/Store with power & light and doors to front and rear.

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.

Ground Floor
Approx. 35.5 sq. metres (382.6 sq. feet)

First Floor
Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		