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Established 1928



**28, MENDIP RISE, LOCKING,  
WESTON-SUPER-MARE, BS24 8BQ  
£265,000**



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



***A 3 Bedroom Semi Detached House with double glazing, electric heating, garage and good size gardens, located in this popular village on the outskirts of Weston super Mare. The property requires some modernisation and is offered with No Onward Chain.***

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Night storage heater. Telephone point. Staircase to First Floor.  
Understairs cupboard

**Lounge:**  
13' x 10'4 (3.96m x 3.15m)  
Fire surround with electric fire. Night storage heater. TV point.  
Opening into:-

**Dining Room:**  
10'9 x 9' (3.28m x 2.74m)  
Night storage heater. Sliding patio doors to:-

**Conservatory:**  
9'8 x 8'10 max (2.95m x 2.69m max)  
Double glazed french doors to Rear Garden.

**Kitchen:**  
10' x 7'4 (3.05m x 2.24m)  
Wall and base units with worksurfaces over. 1.5 bowl single drainer sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Tiled splashback. Double glazed door to Rear Garden. (NB the white goods can be left if required).

**First Floor Landing:**  
Night storage heater. Access to part boarded loft space with light via a fold down ladder.

**Bedroom 1:**  
13' x 10' (3.96m x 3.05m)

**Bedroom 2:**  
10'10 x 10' (3.30m x 3.05m)  
Airing cupboard.

**Bedroom 3:**  
10' x 6'5 (3.05m x 1.96m)

**Shower Room:**  
Coloured suite with corner cubicle and 'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

**Outside:**  
Open plan Front Garden laid to lawn. Driveway with off street parking leading to a Garage with up and over door. Good size Rear Garden laid to lawn with patio and mixed borders.

**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.



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.