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CHARTERED SURVEYORS
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**19, FINMERE GARDENS,
WESTON-SUPER-MARE, BS22 7SR
£262,500**



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

A 3 Bedroom Semi Detached House located in this popular location close to Castle Batch and well placed for local schools, shops and other amenities. The property has a newly fitted Kitchen, new floor coverings, double glazing, gardens and a garage. No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door to:-

Hall:
Radiator. Door to:-

Store Room:
5'9 x 3' (1.75m x 0.91m)
(Former Cloakroom) Radiator.

Lounge:
14'5 x 14' (4.39m x 4.27m)
Radiator. TV and telephone points. Staircase to First Floor.

Kitchen/Diner:
14'7 x 9'10 (4.45m x 3.00m)
Refitted with a range of wall and base units with worksurfaces over. Inset 1.5 bowl single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water. Radiator. Understairs cupboard. Upvc door to Rear Garden.

First Floor Landing:
Access to loft space. Linen cupboard.

Bedroom 1:
12' x 8'4 (3.66m x 2.54m)
Radiator.

Bedroom 2:
12' x 8' max (3.66m x 2.44m max)
Radiator.

Bedroom 3:
8'5 x 5'10 (2.57m x 1.78m)
Radiator.

Bathroom:
Panelled bath with shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:
Open plan Front Garden laid to lawn. Driveway to Garage: 16'9 x 8'2 (5.11m x 2.49m) with double doors and eaves storage. Enclosed Rear Garden with artificial grass, patio and gravelled areas.

Tenure:
Freehold.

Council Tax:
Band C

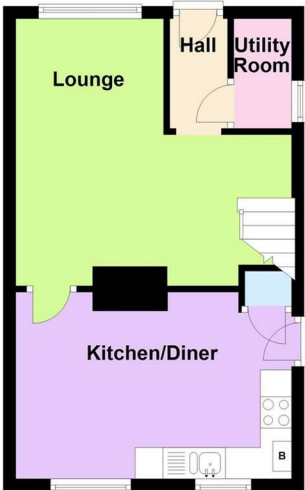
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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

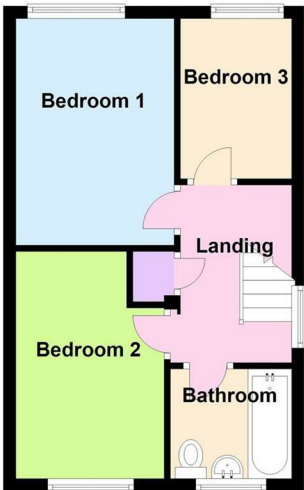
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 32.5 sq. metres (349.7 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 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.

