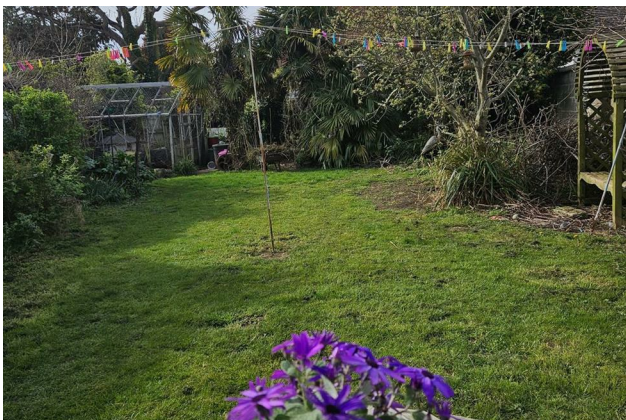


STEPHEN & CO.
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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**28, BREAN DOWN AVENUE,
WESTON-SUPER-MARE, BS23 4JQ
£695,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



**The Property
Ombudsman**

Located in this highly sought after position in the South Ward, within 2 miles of the Town Centre, Sea Front, Railway Station and other amenities. A 4 Bedroom Detached House standing in a generous plot with a large south facing rear garden. The property requires some modernisation and offers spacious and flexible accommodation with potential to create further rooms in the large loft space (subject to obtaining any necessary consents). An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Front door to lobby with further door to:-

Hall:
Cloakroom off with WC.

Lounge:
16'0" x 12'1" (4.90m x 3.70m)
Opening into:-

Conservatory:
17'4" x 9'6" max (5.30m x 2.90m max)

Dining Room:
12'1" x 11'1" (3.70m x 3.40m)
Bay window

Breakfast Room:
13'1" x 9'10" (4.00m x 3.00m)

Kitchen:
12'1" x 10'2" (3.70m x 3.10m)

First Floor Landing:
Access to loft space with potential for further accommodation (subject to any necessary consents). NB. the loft space has spray foam insulation and buyers must make their own enquiries regarding suitability for lending.

Bedroom 1:
16'0" x 12'5" (4.90m x 3.80m)
South facing Balcony.

Bedroom 2:
12'5" x 11'1" (3.80m x 3.40m)

Bedroom 3:
15'5" x 10'5" max (4.70m x 3.20m max)

Bedroom 4:
13'1" x 7'2" (4.0m x 2.20m)

Bathroom:

Outside:
Front Garden. Driveway with timber gates leading to Single Garage. Large south facing Rear Garden laid to lawn with mixed borders. Vegetable plot.

Tenure:
Freehold.

Council Tax:
Band F

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC