

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**41, UPPER CHURCH ROAD,  
WESTON-SUPER-MARE, BS23 2DX**

**£375,000**



**13 & 15A WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

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**The Property  
Ombudsman**

**An Investment Opportunity located in a central position just off the Sea Front and within 1 mile of the Town Centre and other amenities. A substantial Mid Terrace Property with accommodation over 4 floors currently arranged as a Lower Ground Floor Flat, Commercial Unit and 5 Bed sitting Rooms with gas central heating, shared Kitchen and Bathrooms. The property is currently let producing an income of just over £34,000 per annum.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Communal Hall with staircase to Upper Floors. Door to:-

**Store Room:**

7'5 x 6'8 (2.26m x 2.03m)  
Door to Rear Garden.

**Room 6:**

14'8 x 14' (4.47m x 4.27m)  
Formerly used as an Office and currently let as a therapy room. Potential to create further accommodation (subject to obtaining and necessary consents). Bay window. Base units with single drainer stainless steel sink unit.

**Room 5:**

14' x 11'5 (4.27m x 3.48m)

**First Floor Landing:**

**Bathroom:**

Panelled bath with shower over. Low level WC. Wash basin. Tiled splashback.

**Room 4:**

20'2 x 14' (6.15m x 4.27m)  
Bay window.

**Shared Kitchen:**

14' x 11'5 (4.27m x 3.48m)  
Range of wall and base units with roll edge worksurfaces over. Double drainer stainless steel sink unit. Cooker points. Plumbing for a washing machine. Cupboard housing a recently installed 'Worcester' gas fired boiler providing central heating and hot water.

**Second Floor Landing:**

**Room 3:**

14' x 9' (4.27m x 2.74m)

**Room 2:**

14' x 11'6 (4.27m x 3.51m)

**Room 1:**

11'8 x 9' max (3.56m x 2.74m max)

**Bathroom:**

Panelled bath. Low level WC. Wash basin. Tiled splashback. Radiator.

**Lower Ground Floor Flat:**

Steps at Front to Front door to:-

**Lounge:**

20'4 x 13'7 (6.20m x 4.14m)

**Kitchen:**

10'9 x 7'7 (3.28m x 2.31m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Breakfast bar. Double glazed door to Rear Courtyard.

**Inner Hall:**

**Bedroom:**

10'4 x 9'9 (3.15m x 2.97m)

**Shower Room:**

Separate cubicle. Low level WC. Wash basin. Tiled splashback. Radiator.

**Outside:**

Rear Garden laid to chippings. Fish pond. Rear access to bike shed.

**Council Tax/Rateable Value:**

Room 6: Rateable Value £2,500

Lower Ground Floor Flat: Band A

Rooms 1-5: Band C

**Business:**

The property is currently let and we are advised that it produces a gross income of £34,260 per annum

**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

**Consumer Protection from Unfair Trading Regulation**

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

