

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



**20A, WALLISCOTE ROAD SOUTH,  
WESTON-SUPER-MARE, BS23 4HL  
£115,000**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
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**A newly refurbished 1 Bedroom Ground Floor Garden Flat with electric central heating, double glazing (except to Bathroom), new Kitchen & Bathroom etc. The accommodation is mostly single storey under a flat roof. The property is located in a Conservation Area, well placed for local amenities and the Sea Front. The Town Centre lies approximately 1.5 miles away. No Onward Chain**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Gated access from Walliscote Road South. Front door to:-

**Hall:**

**Kitchen:**  
12'2 x 6'3 (3.71m x 1.91m)  
Refitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood and stainless steel splashback over. Plumbing for a washing machine. Radiator. Skylight. Wide opening into:-

**Lounge Area:**  
10' x 9' (3.05m x 2.74m)  
Radiator. TV point.

**Bathroom:**  
Refitted with panelled bath with shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

**Bedroom:**  
11'5 x 6'2 widening to 8' (3.48m x 1.88m widening to 2.44m)  
Radiator. Cupboard housing 'ECA Arceus' electric boiler providing central heating and hot water.

**Outside:**  
Enclosed Courtyard Garden.

**Tenure:**  
Leasehold for n original term of 999 years from 1st January 1977

**Maintenance Charges:**  
To be confirmed

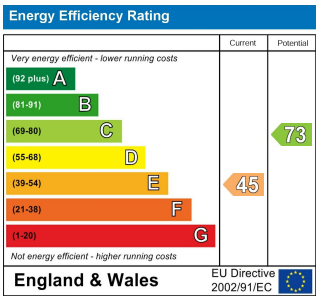
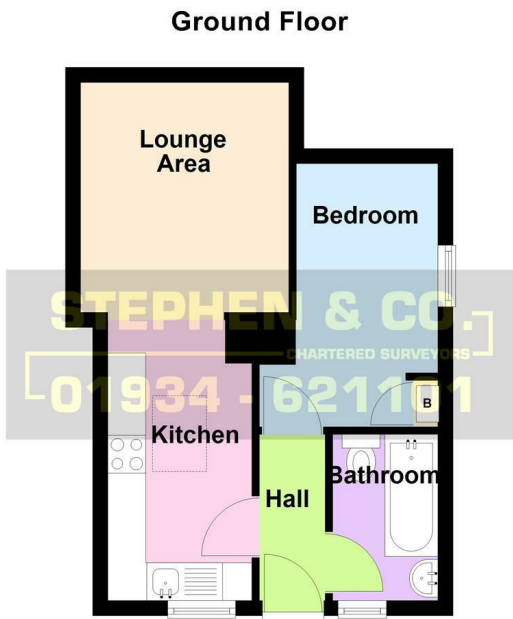
**Council Tax:**  
Band A

**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 are 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.