STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928

24A, SEVERN ROAD, WESTON-SUPER-MARE, BS23 1DN

£149,950

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

The Property Ombudsman

A 2 Bedroom Purpose Built Ground Floor Flat located in this convenient level position close to the Sea Front, Clarence Park and other local amenities with the Town Centre and railway station within 1 mile. The property offers well presented accommodation with gas central heating, double glazing, off street parking and courtyard garden. No Onward Chain.

Accommodation:
(with approximate measurements)

Private Entrance:
Upvc front door to:-

Hall:
'Ideal gas fired boiler providing central heating and hot water. Opening into:-

Kitchen:
10'8 x 6'10 (3.25m x 2.08m)
Fitted with a range of wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted 4-ring gas hob with extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. Radiator.

Lounge:
10'9 x 10'4 (3.28m x 3.15m)
excluding door recess. Fire surround. Radiator. TV point.

Inner Hall:
Radiator.

Bedroom 1:
12'3 x 9'9 (3.73m x 2.97m)
Radiator.

Bedroom 2:
7'6 x 6'9 (2.29m x 2.06m)
Radiator.

Shower Room:
Corner cubicle. Low level WC. Vanity wash basin. Panelled splashback. Radiator. Extractor.

Outside:
Double gates to block paved driveway with parking space. Courtyard garden.

Tenure:
Leasehold for an original term of 999 years from 25th December 1989, subject to an Annual Ground Rent of 50p

Maintenance:
1/2 share of external maintenance and insurance.

Council Tax:
Band A

Broadband & Mobile Coverage
Information on coverage is available at 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. 45.4 sq. metres (488.8 sq. feet)

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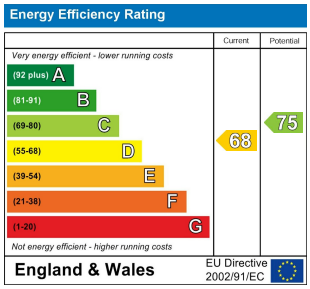
Total area: approx. 45.4 sq. metres (488.8 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.