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



**42 PINE COURT, SOUTH ROAD,
WESTON-SUPER-MARE, BS23 2LS
'Offers Over' £95,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A well presented purpose built Ground Floor Studio Flat with its own entrance, a garage and southerly views over the town towards Weston Bay. Located on Weston Hillside above the Town Centre and Sea Front and close to Weston Woods and the Old Quarry. The property is specifically for single occupancy and would be ideal for a first time buyer or buy to let investor.

Accommodation:
(with approximate measurements)

Private Entrance:
Double glazed front door to Entrance Porch with built-in shelving and further door to:-

Hall:
Night storage heater. Airing and cloaks cupboards.

Bedsitting Room:
22'8 x 9'10 max (6.91m x 3.00m max)
Cleverly arranged to create distinct Lounge and Bedroom space. Night storage heater. TV point. South facing window with views over the town towards Weston Bay. Sliding door to:-

Kitchen:
8'5 x 6'3 (2.57m x 1.91m)
Refitted with a range of wall and base units with worksurfaces over. single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Space for a fridge/freezer. Tiled splashback. Views towards Weston Wood and the Old Quarry.

Bathroom:
Refitted with a panelled bath with mixer shower over. Vanity wash basin. low level WC. Tiled splashback. 'Dimplex' wall heater.

Outside
Shared driveway from South Road to Garage: 16' x 7' (4.88m x 2.13m) with up and over door.

Tenure:
Leasehold for an original term of 999 years from 29th September 1981, subject to a £25 Annual Ground Rent. We are advised that under the terms of the lease the

property is for single occupants only and pets are not permitted.

Service Charge:
£772 per annum plus insurance of approximately £150 per annum

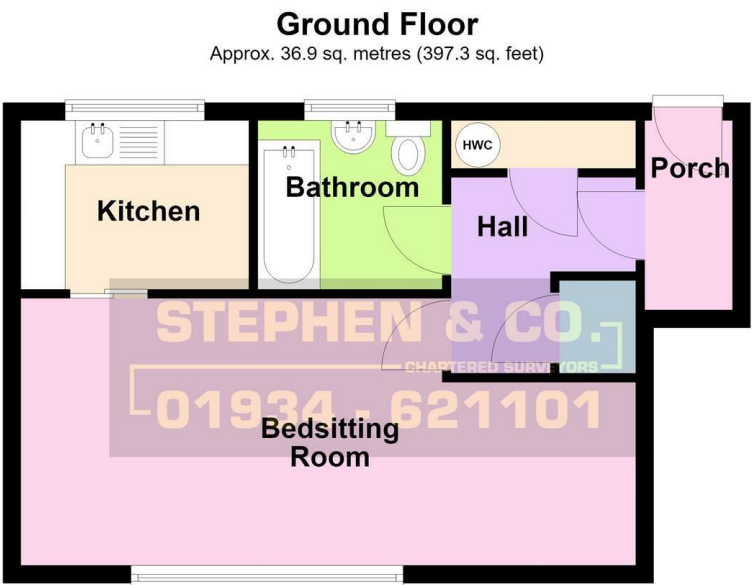
Council Tax:
Band A

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.



Total area: approx. 36.9 sq. metres (397.3 sq. feet)

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.

