

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**34, ALMA STREET,
WESTON-SUPER-MARE, BS23 1RD
£119,950**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A 2 Bedroom (formerly 3) First Floor Flat located in a convenient position well placed for the Town Centre, Sea Front, Railway Station, Bus Terminus and other amenities. The property has gas central heating and double glazing and is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal Hall with further door and staircase to:-

Landing:

Radiator.

Lounge:

12' x 11'5 (3.66m x 3.48m)
2 radiators.

Kitchen:

17'7 x 6' max (5.36m x 1.83m max)
Wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Tiled splashback. Radiator. 'Vokers' gas fired boiler providing central heating and hot water.

Bedroom 1:

12'5 x 11'8 (3.78m x 3.56m)
2 radiators.

Bedroom 2:

11'4 x 8'4 (3.45m x 2.54m)
Radiator.

Bathroom:

Panelled bath with mixer shower and screen over. Pedestal wash basin. Tiled splashback. Radiator.

Separate WC:

Low level WC. Pedestal wash basin. with tiled splashback. Radiator.

Tenure:

Leasehold for an original term of 999 years from 1st November 1985, subject to a £5.00 Annual Ground Rent.

Council Tax:

Band A.

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

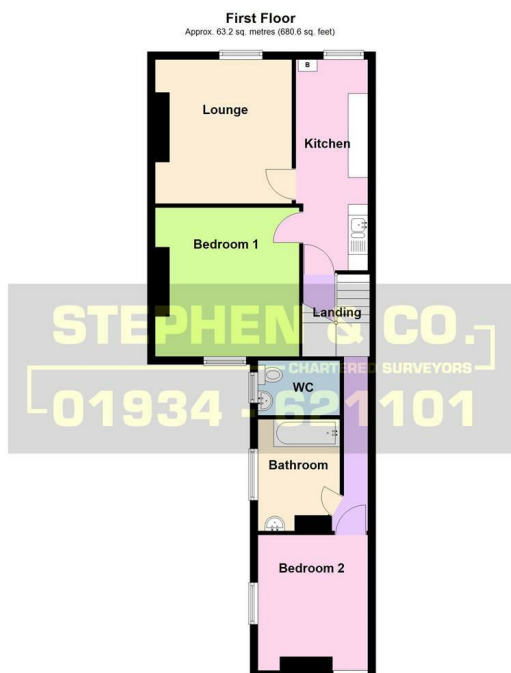
Data Protection:

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.



Total area: approx. 63.2 sq. metres (680.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	