

STEPHEN & CO.

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BLOCK MANAGEMENT

Established 1928



**64, CLIFTON ROAD,
WESTON SUPER MARE, BS23 1BW
£250,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A Victorian 4 Bedroom Mid Terrace House located within a Conservation Area in the South Ward, within 1 mile of the Town Centre, Sea Front, Railway Station and other amenities. Offering spacious accommodation with gas central heating, double glazing and gardens the property will benefit from some modernisation. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Vestibule with further door to:-

Hall:

Radiator. Cloaks cupboard. Telephone point. Staircase to First Floor.

Lounge:

13'4 x 12'6 (4.06m x 3.81m)

Bay window. Tiled fireplace. Radiator. TV point. Covered ceiling.

Dining Room:

13'3 x 10'7 (4.04m x 3.23m)

Radiator. Double glazed french doors to Rear Garden. Coved ceiling and picture rail.

Shower Room:

Cubicle with 'Neptune' shower unit. Low level WC. pedestal wash basin. Tiled splashback. Radiator. Extractor.

Kitchen:

12'6 x 11'6 max (3.81m x 3.51m max)

Wall and base units with roll edge worksurfaces over. 11/2 bowl single drainer stainless steel sink unit. 'Rangemaster' oven with 5-ring hob and stainless steel splashback and extractor hood over. Plumbing for a dishwasher. Tiled splashback. Radiator.

Pantry:

11'6 x 4'10 (3.51m x 1.47m)

'Ideal Mexico' floor mounted gas fired boiler providing central heating and hot water.

Utility Room:

11'6 x 8'7 (3.51m x 2.62m)

Single drainer stainless steel sink unit. Plumbing for a washing machine. Double glazed door to Rear Garden.

First Floor Landing:

Access to loft space.

Bedroom 1:

13'3 x 10'6 (4.04m x 3.20m)

Bay window. Radiator.

Bedroom 2:

13'3 x 10'6 (4.04m x 3.20m)

Radiator.

Bedroom 3:

11'5 x 11'3 (3.48m x 3.43m)

Fitted mirror fronted wardrobes. Radiator.

Bedroom 4:

7'10 x 5'9 (2.39m x 1.75m)

Radiator.

Bathroom:

Panelled bath with 'Mira' shower unit over. Low level WC. Vanity wash basin. Tiled splashback. Radiator. Extractor.

Outside:

Small Front Garden. Enclosed Rear Garden laid to lawn with shrub borders. Workshop/Store: 13' x 11'2 (3.96m x 3.40m). Rear pedestrian access.

Tenure:

Freehold

Council Tax:

Band C

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. 135.6 sq. metres (1460.1 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Every effort is made to ensure they are as accurate as possible. Interested parties must verify them by inspection or otherwise of their accuracy. Plans produced using Planity.