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**ESTATE AGENTS
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Established 1928



**10, SOUTHVILLE ROAD,
WESTON-SUPER-MARE, BS23 4LX
£260,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A spacious 4 Bedroom Mid Terrace 1920s House offered on the market for the first time since 1965. The property is located in a popular level position close to local amenities including schools, shops, bus services etc and within 2 miles of the Town Centre, Sea Front and Railway Station. The property requires modernisation but includes gas central heating, partial double glazing, refitted bathroom, gardens and garage. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Vestibule with further door to:-

Hall:
Radiator. Staircase to First Floor. Understairs cupboard.

Lounge:
13'10 x 12'8 (4.22m x 3.86m)
Square bay window. Brick fireplace. Radiator. Picture rail and coving.

Dining Room:
12'4 x 11'6 (3.76m x 3.51m)
Radiator. Double glazed door to Rear Garden.

Breakfast Room:
11' x 10' (3.35m x 3.05m)
Radiator. 'Ideal' gas fired boiler providing central heating and hot water. Fitted cupboard and dresser. Opening into:-

Kitchen:
10' x 7'2 (3.05m x 2.18m)
Wall and base units. Double drainer stainless steel sink unit. Cooker point. Pantry.

Rear Lobby:
Door to Rear Garden and WC off.

First Floor Landing:

Bedroom 1:
11'3 x 12'9 (3.43m x 3.89m)
Radiator. Fitted wardrobes.

Bedroom 2:
12'4 x 11'6 (3.76m x 3.51m)
Radiator. Fitted wardrobe.

Bedroom 3:
12' x 10' (3.66m x 3.05m)
excluding door recess. Radiator. Fitted wardrobe. Vanity wash basin with tiled splashback. Dual aspect windows.

Bedroom 4:
9'5 x 7' (2.87m x 2.13m)
Radiator.

Bathroom:
Refitted with a white suite with panelled bath and 'Mira' shower over. Low level WC. Vanity wash basin. Panelled walls. Radiator.

Outside:
Front Garden. South facing Rear Garden with dilapidated Garage and vehicle access to the rear.

NB. It appears that that there are asbestos ceilings on the first floor

Tenure:
Freehold. The Title for the property is currently unregistered.

Council Tax:
Band B

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

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