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**ESTATE AGENTS
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BLOCK MANAGEMENT**
Established 1928



**47, SEVERN AVENUE,
WESTON-SUPER-MARE, BS23 4DG
£260,000**



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**The Property
Ombudsman**

A Mid Terrace House with flexible accommodation comprising 4 Bedrooms and the option of a 5th Ground Floor Bedroom with En Suite. The property is located in a level position in the South Ward close to Clarence Park with the Sea Front beyond. The Town Centre, Railway Station and other amenities are approximately 1 mile away. The property includes double glazing, gas central heating (boiler replacement required), gardens and off street parking. Requiring modernisation, the property is offered with No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to Entrance Vestibule with further door to:-

Hall:
Radiator. Telephone point. Staircase to First Floor.

Lounge:
14'6 x 13' (4.42m x 3.96m)
Bay window. Fireplace with fitted gas fire. TV point. Radiator. Coved ceiling.

Sitting Room/Bedroom:
13' x 12'6 (3.96m x 3.81m)
Radiator. Fitted wardrobe. Double glazed door to Rear Garden.
Shower Room with cubicle, low level WC and wash basin.

Dining Room:
11'2 x 10'4 (3.40m x 3.15m)
Radiator. Fitted gas fire. Opening into:-

Kitchen:
10'4 x 10'2 (3.15m x 3.10m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. 'Ideal' gas fired boiler (needs replacing).

Rear Lobby:
Double glazed door to Rear Garden. Lean-to Storeroom off.

First Floor Landing:
Access to loft space. Radiator.

Bedroom 1:
13' x 12' (3.96m x 3.66m)
Bay window. Radiator. TV point.

Bedroom 2:
13' x 12'6 (3.96m x 3.81m)
Radiator.

Bedroom 3:
14'8 x 10'5 (4.47m x 3.18m)
Radiator. Airing cupboard.

Bedroom 4:
9'9 x 6'7 (2.97m x 2.01m)
Radiator. Double glazed door to Balcony.

Bathroom:
Panelled bath with 'Neptune' shower over. Low level WC. Wash basin. Radiator. Tiled splashback.

Outside:
Front Garden. Rear Garden laid mainly to lawn with borders. Rear vehicular access to hardstanding with off street parking

Tenure:
Freehold, subject to a perpetual Annual Rent Charge of £3.25

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. 143.5 sq. metres (1544.8 sq. feet)
Floor plans are for illustrative purposes only and are not to scale. This survey offers a service to request the plan to be prepared by another qualified person. Reliability of the accuracy of the plan is not guaranteed.
Plan produced using Part3D.