

STEPHEN & CO.
CHARTERED SURVEYORS
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**24A, SEVERN ROAD,
WESTON-SUPER-MARE, BS23 1DN
£154,950**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A 2 Bedroom Purpose Built Ground Floor Flat located in this convenient level position close to the Sea Front, Clarence Park and other local amenities with the Town Centre and railway station within 1 mile. The property offers well presented accommodation with gas central heating, double glazing, off street parking and courtyard garden. No Onward Chain.

Accommodation:

(with approximate measurements)

Private Entrance:

Upvc front door to:-

Hall:

'Ideal gas fired boiler providing central heating and hot water.
Opening into:-

Kitchen:

10'8 x 6'10 (3.25m x 2.08m)

Fitted with a range of wall and base units with worksurfaces over.
Single drainer stainless steel sink unit. Fitted 4-ring gas hob
with extractor hood over. Plumbing for a washing machine.
Space for a fridge/freezer. Tiled splashback. Radiator.

Lounge:

10'9 x 10'4 (3.28m x 3.15m)

excluding door recess. Fire surround. Radiator. TV point.

Inner Hall:

Radiator.

Bedroom 1:

12'3 x 9'9 (3.73m x 2.97m)

Radiator.

Bedroom 2:

7'6 x 6'9 (2.29m x 2.06m)

Radiator.

Shower Room:

Corner cubicle. Low level WC. Vanity wash basin. Panelled
splashback. Radiator. Extractor.

Outside:

Double gates to block paved driveway with parking space.
Courtyard garden.

Tenure:

Leasehold for an original term of 999 years from 25th December
1989, subject to an Annual Ground Rent of 50p

Maintenance:

1/2 share of external maintenance and insurance.

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.

