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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**11, WELLSEA GROVE,
WESTON-SUPER-MARE, BS23 3LZ
£225,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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**The Property
Ombudsman**

A 2 Bedroom Semi Detached Bungalow located in a level position in Milton, well placed for local shops, bus services and Milton Railway Station. The property includes gas central heating, double glazing and good size gardens but will require modernisation. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Storm porch with front door to:-

Hall:
Radiator.

Lounge:
15' x 13' (4.57m x 3.96m)
Fire surround. Radiator. TV point. Sliding patio doors to Rear Garden.

Kitchen:
12'5 x 8' (3.78m x 2.44m)
Wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven & hob. Plumbing for a washing machine. Radiator. 'Ideal' gas fired boiler providing central heating and hot water. Double glazed door to Rear Garden.

Bedroom 1:
16'3 x 13' (4.95m x 3.96m)
Radiator. Access to loft space.

Bedroom 2:
12'4 x 9' (3.76m x 2.74m)
Radiator.

Bathroom:
Panelled bath. Low level WC. Pedestal wash basin. Radiator.

Outside:
Enclosed Front Garden with potential to create off street parking (subject to obtaining and necessary consents). Shared driveway and gate to good size enclosed Rear Garden.

Tenure:
Freehold

Council Tax:
Band C

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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