

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

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**  
[www.stephenand.co.uk](http://www.stephenand.co.uk)  
[post@stephenand.co.uk](mailto:post@stephenand.co.uk)

 **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](http://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. 70.2 sq. metres (755.9 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
	EU Directive 2002/91/EC	
England & Wales		