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

4 ROCAMA TERRACE, 13 WILTON GARDENS, WESTON-SUPER-MARE, BS23 1FD

£170,000

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

Occupying a secluded position in this small development set back from the road in a central position close to the Town Centre, Sea Front, Railway Station and other amenities. An individual 1 Bedroom attached Bungalow with reconstituted stone elevations under a rubberised flat roof (guarantee until November 2026). The property has double glazing, electric heating, parking space and an enclosed garden. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Approached over a shared drive laid to chippings. Double glazed front door to:-

Hall:
Electric heater. Meter cupboard.

Lounge:
14'2 x 11'9 (4.32m x 3.58m)
Wall mounted electric fire. Electric panel heater. TV point. Double glazed french doors to Garden.

Kitchen:
12' x 11'7 max (3.66m x 3.53m max)
Range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven and hob with extractor hood and stainless steel splashback. Plumbing for a washing machine. Space for a fridge/freezer. Tiled floor with under floor heating. 'Velux' window.

Bedroom:
12'2 x 9' (3.71m x 2.74m)
Electric panel heater. 'Velux' window.

Shower Room:
Corner cubicle with 'Triton' shower unit. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Tiled splashback and floor with under floor heating. 'Velux' window.

Outside:
Enclosed Garden with patio and borders. Designated Parking Space.

Tenure:
Freehold.

Council Tax:
Band A

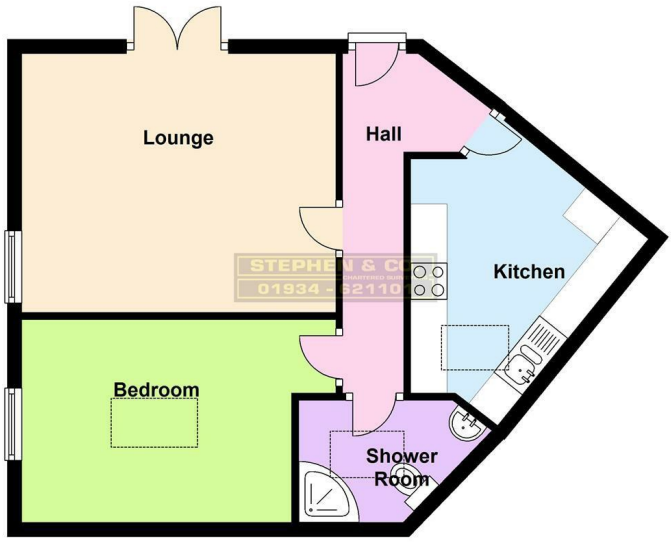
Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

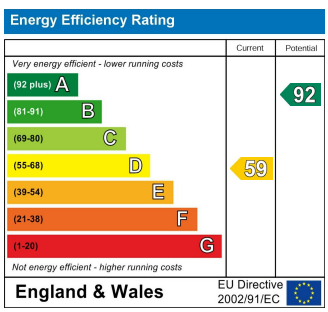
Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it 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

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.

Ground Floor
Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 45.6 sq. metres (490.4 sq. feet)

Floor plans are for illustrative purposes only and 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.