STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS
VALUERS
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BLOCK MANAGEMENT

Established 1928

76, MILTON BROW,
WESTON-SUPER-MARE, BS22 8DE

£175,000

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The Property Ombudsman

Located in an elevated position in Milton well placed for local amenities. A 3 Bedroom Semi Detached Ex-Local Authority House which has been partly refurbished to include a refitted Kitchen/Diner, gas central heating with recently installed boiler and double glazing. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Side door to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
13' x 9'4 (3.96m x 2.84m)
Radiator. TV point.

Kitchen/Diner:
20'2 x 12'6 (6.15m x 3.81m)
Refitted with a range of base units with worksurfaces and matching splashbacks over. Inset single drainer sink unit with mixer taps over. Fitted 'Neff' oven and hob. Plumbing for a washing machine and dishwasher. Bay window. Radiator. Understairs cupboard.

First Floor Landing:
Access to loft space.

Bedroom 1:
12'6 x 12' (3.81m x 3.66m)
Radiator. Double cupboard housing 'Ideal' gas fired boiler (installed September 2019) providing central heating and hot water.

Bedroom 2:
13' x 9'4 (3.96m x 2.84m)
Radiator.

Bedroom 3:
9'4 x 7'10 (2.84m x 2.39m)
Radiator.

Wet Room:
'Mira' shower unit. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

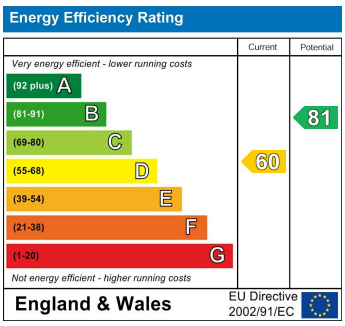
Outside:
Ot

Council Tax:
Band B

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

Consumer Protection from Unfair Trading Regulation
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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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. 82.8 sq. metres (890.8 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.