



**16 BUTCOMBE, BROMPTON ROAD,
WESTON-SUPER-MARE, BS24 9BS
£210,000**



A 3 bedroom Mid Terrace ex-local authority House located on the southern outskirts of Weston, close to local amenities including schools, shops and bus services. The property has double glazing, gas central heating gardens and garage. Offered with No Onward Chain the property will be ideal for First Time Buyers or Buy-to-Let investors.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed front door to:-

Hall:
Radiator. Understairs cupboard. Staircase to First Floor.

Lounge:
12'10 x 10'5 (3.91m x 3.18m)
Fire surround with side plinth and TV point. Radiator.

Kitchen/Breakfast Room:
15'9 x 8' (4.80m x 2.44m)
Fitted with base units with worksurfaces over. Inset 1 1/2 bowl sink unit. Fitted oven and induction hob. Tiled splashback. Radiator.

Cloakroom:
Low level WC. Wash basin with tiled splashback. 'Ideal' gas fired boiler providing central heating and hot water. Meter cupboard.

Conservatory/Utility Room:
14'8 x 7'9 (4.47m x 2.36m)
(not double glazed). Worksurface with plumbing for a washing machine under. Wall cupboards. Glazed door to Rear Garden.

First Floor Landing:
Deep store cupboard. Access to loft space via a fold down ladder.

Bedroom 1:
11'2 x 10'9 (3.40m x 3.28m)
Fitted wardrobes. Radiator.

Bedroom 2:
10' x 10' (3.05m x 3.05m)
Radiator.

Bedroom 3:
8'8 x 8' (2.64m x 2.44m)
Radiator.

Bathroom:
Panelled corner bath. Low level WC. Pedestal wash basin. Corner shower cubicle. Fully tiled walls. Radiator. High level window.

Outside:
Front Garden. Enclosed Rear Garden laid to patio with borders and lawn. Outside tap. Pedestrian access to rear. Single Garage with up and over door in a nearby block.

Tenure:
Freehold

Council Tax:
Band B

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.

