

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FLAT 1, 52, CLEVEDON ROAD,
WESTON-SUPER-MARE, BS23 1DF**

£189,000



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

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**The Property
Ombudsman**

Located within a Conservation Area in the South Ward, close to local amenities and within 1 mile of the Town Centre, Sea Front, Railway Station etc. A well presented 2 Bedroom (1 En Suite) First Floor Flat converted to a high standard in 2023 with gas central heating, double glazing, solar panels and a parking space. An internal inspection is highly recommended.

Accommodation:
(with approximate measurements)

Private Entrance:
Front door to Entrance Hall with internal staircase rising to:-

First Floor Landing:
Radiator. Access to loft space. Store cupboard.

Lounge:
12'2 x 11'7 (3.71m x 3.53m)
Radiator. TV point.

Kitchen/Breakfast Room:
13'9 x 9'7 (4.19m x 2.92m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with stainless steel splashback and extractor hood over. Integrated washing machine. Plumbing for a dishwasher. Radiator. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water.

Bedroom 1:
12'4 x 11' (3.76m x 3.35m)
Radiator. TV point. Built-in wardrobe. Door to:-

En Suite Bathroom:
Fitted with a panelled bath with a mixer shower and screen over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail. Extractor.

Bedroom 2:
12'8 x 9'4 max (3.86m x 2.84m max)
Radiator. TV point.

Shower Room:
Fitted with a corner cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:
Designated parking space at the front of the property. Bin store.

Council Tax:
Band A

Tenure:
Leasehold for an original term of 999 years from 1st January 2023, subject to a peppercorn Annual Ground Rent.

Maintenance:
No Service Charge. 1/2 share of external maintenance backed by the remainder of a 10 year insurance backed guarantee.

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.



Total area: approx. 69.7 sq. metres (750.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	