

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**14, SAVILLE CRESCENT,
WESTON-SUPER-MARE, BS22 8PG
£240,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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An extended 3 Bedroom Semi Detached House located in a level position in Milton, well placed for local amenities including shops, railway station, schools etc. The property has double glazing, gas central heating, gardens and parking, but will require refurbishment. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
12'9 x 11' (3.89m x 3.35m)
Bow window. Radiator.

Dining Room:
18'6 x 10'2 (5.64m x 3.10m)
Fire surround. Radiator. Double glazed door to Rear Garden.

Kitchen:
18' x 5'7 (5.49m x 1.70m)
Wall and base units with worksurfaces over. 1 1/2 bowl stainless steel sink unit. Cooker point. Plumbing for a washing machine. Gas fired boiler providing central heating and hot water. Understairs cupboard. Double glazed door to side.

First Floor Landing:
Access to loft space.

Bedroom 1:
10'9 x 9'10 (3.28m x 3.00m)
Bow window. Radiator. Fitted wardrobes.

Bedroom 2:
10'10 x 10'2 (3.30m x 3.10m)
Radiator. Built-in wardrobe.

Bedroom 3:
8' x 5'7 (2.44m x 1.70m)
Radiator.

Wet Room:
'Mira' shower unit. Low level WC. Pedestal wash basin.
Tiled splashback. Radiator. Extractor.

Outside:
Front Garden laid to block paving providing off street parking for several vehicles. 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

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. 78.4 sq. metres (844.0 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	73
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	