

**STEPHEN & CO.**

CHARTERED SURVEYORS

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BLOCK MANAGEMENT

Established 1928



**66, APPLETREE COURT,  
WESTON-SUPER-MARE, BS22 6BA**

**£199,950**



**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

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**The Property  
Ombudsman**

**A 2 Bedroom End of Terrace House located on this small development on the outskirts of Weston close to local amenities including schools, shops, bus services, railway station and Junction 21 of the M5 Motorway. The property has gas central heating, double glazing, gardens and 2 tandem parking spaces. No Onward Chain.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to Entrance Porch with further door to:-

**Lounge:**  
13'7 x 12'2 (4.14m x 3.71m)  
Radiator. TV point. Staircase rising to First Floor.

**Kitchen/Diner:**  
12'2 x 9'7 (3.71m x 2.92m)  
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. 'Ariston' gas fired boiler providing central heating and hot water. Door to Rear Garden.

**First Floor Landing:**  
Access to loft space.

**Bedroom 1:**  
12'2 x 9'8 max (3.71m x 2.95m max)  
Radiator. Fitted wardrobe and store cupboard.

**Bedroom 2:**  
12'2 x 6'7 (3.71m x 2.01m)  
Radiator.

**Bathroom:**  
Panelled bath. Low level WC. Wash basin. Tiled splashback. Heated towel rail.

**Outside:**  
Front Garden laid to chippings with mature trees and shrubs. Enclosed Rear Garden laid to patio with covered storage. Pedestrian gate to side. 2 tandem parking spaces at the rear.

**Tenure:**  
Leasehold for an original term of 999 years from 1st January 1990

**Council Tax:**  
Band B

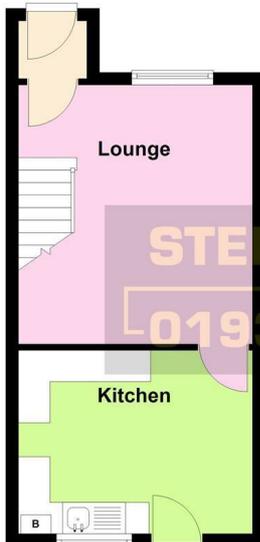
**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**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](http://www.stephenand.co.uk)

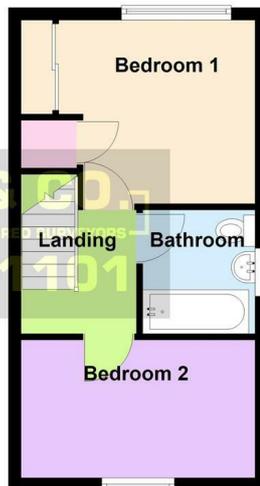
**Anti-Money Laundering**  
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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. 27.7 sq. metres (298.4 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 54.9 sq. metres (590.4 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.

