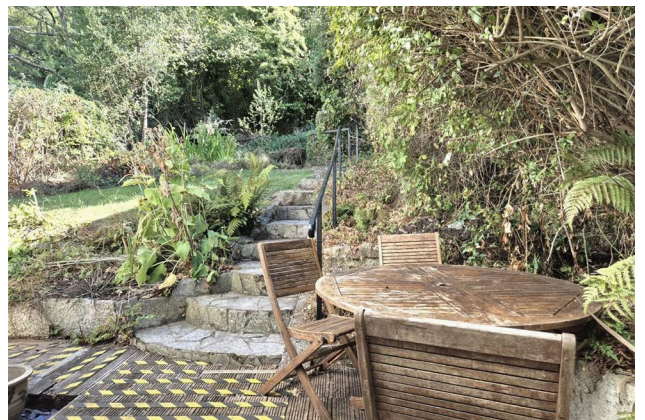


STEPHEN & CO.
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**ESTATE AGENTS
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Established 1928



**27, COPSE CLOSE,
WESTON-SUPER-MARE, BS24 9NU
£255,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



**The Property
Ombudsman**

A 3 Bedroom Semi Detached House located in this elevated position on the southern outskirts of Weston super Mare, backing onto woodland and with views over the town to the front. The property includes gas central heating, double glazing, gardens and garage. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Steps up to Upvc front door to:-

Hall:

Radiator. Telephone point. Staircase to First Floor.

Cloakroom:

Low level WC. Wash basin with tiled splashback. Radiator.

'Worcester' gas fired boiler providing central heating.

Lounge:

13'6 x 13' max (4.11m x 3.96m max)

Picture window with views over the town. Radiator. TV point. Door to:-

Kitchen/Diner:

16'3 x 9'10 (4.95m x 3.00m)

Range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator. Understairs cupboard. Double glazed door to side. Double glazed french doors to Rear Garden.

First Floor Landing:

Airing cupboard. Access to loft space via a fold down ladder.

Bedroom 1:

12'3 x 10' max (3.73m x 3.05m max)

Built-in wardrobe. Radiator. Views over the town.

Bedroom 2:

10' x 9'8 max (3.05m x 2.95m max)

Built-in wardrobe. Radiator.

Bedroom 3:

8'8 x 7' (2.64m x 2.13m)

Radiator. Views over the town.

Bathroom:

Panelled bath with 'Mira' shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:

Driveway with off street parking to Garage with up and over door.

Front Garden laid to lawn. Sloping Rear Garden backing onto woodland. Area of decking with steps up to a sloping lawn with mature trees and shrubs. Timber shed.

Tenure:

Freehold

Council Tax:

Band C

Costs:

Please note that the sellers will charge the purchaser a non-refundable fee of £58.80 to cover the cost of Customer Due Diligence prior to the Sales Memorandum being issued.

Broadband & Mobile Coverage

Information on coverage is available at ofcom.org.uk

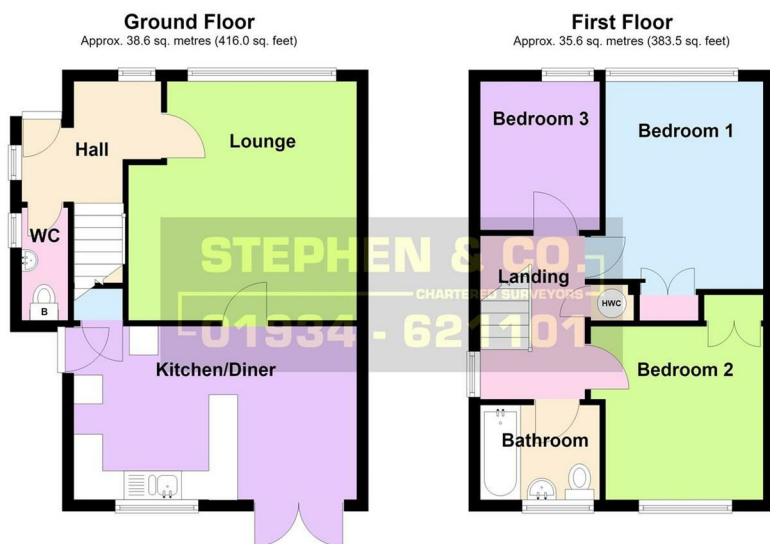
Data Protection:

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.



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.