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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**35, NORFOLK ROAD,
WESTON-SUPER-MARE, BS23 3BG
£210,000**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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A modern 2 Bedroom Linked End Terrace House located in a level South Ward position well placed for local amenities including schools, shops and bus services. Weston Town Centre and Sea front lie approximately 1.5 miles away. The property includes gas central heating, double glazing, 2 parking spaces and an enclosed garden. Offered with No Onward Chain the property would be ideally suited to a First Time Buyer or Buy to Let landlord.

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door to:-

Hall:
Radiator. Cloaks cupboard.

Cloakroom;
Low level WC. Corner wash basin with tiled splashback.
Radiator. Extractor.

Kitchen:
8' x 6'6 (2.44m x 1.98m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback. 'Worcester' gas fired boiler providing central heating and hot water. Extractor.

Lounge:
15' x 12'7 (4.57m x 3.84m)
Radiator. TV and telephone points. Staircase rising to First Floor. Double glazed door to Rear Garden.

First Floor Landing:

Bedroom 1:
12'7 x 8' (3.84m x 2.44m)
Radiator.

Bedroom 2:
12'7 x 7'5 (3.84m x 2.26m)
Radiator. Built-in cupboard.

Bathroom:
Panelled bath with shower and screen over. Low level WC.
Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Two Parking Spaces at the front. Enclosed Rear Garden laid to lawn with patio and timber shed.

Tenure:
Freehold.

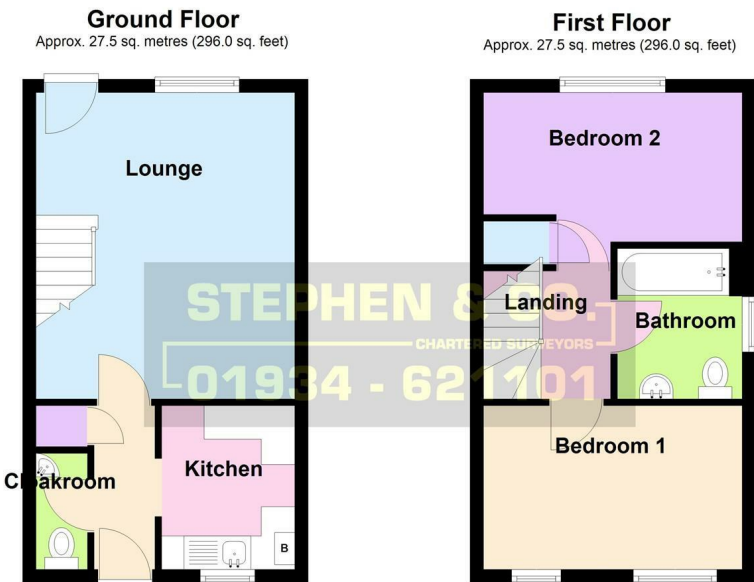
Council Tax:
Band B

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

Consumer Protection from Unfair Trading Regulation
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.

