

**STEPHEN & CO.**

CHARTERED SURVEYORS

**01934 - 621101**

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**FIRST FLOOR FLAT, 42, MEADOW STREET,  
WESTON-SUPER-MARE, BS23 1QH**

**£97,500**



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

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

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



**The Property  
Ombudsman**

**A 1 Bedroom First Floor Flat located in a central position close to the High Street, Sea Front, Railway Station, College and other amenities. The property is offered with No Onward Chain and is ideally suited to a Buy to Let investor.**

**Accommodation:**

(with approximate measurements)

**Entrance:**

Front door to Communal Hall with internal staircase to First Floor. Door to:-

**Open Plan Living Room/Kitchen:**

21'5 x 8'7 max (6.53m x 2.62m max)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit with 'Triton' water heater over. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Electric heater.

**Inner Hall:**

**Bedroom:**

12' x 7' max (3.66m x 2.13m max)

Electric heater.

**Shower Room:**

Cubicle with 'Neptune' shower unit. Low level WC. Pedestal wash basin with 'Triton' water heater over. Tiled splashback. Extractor.

**Tenure:**

Leasehold for an original term of 999 years from 30th March 1989, subject to a peppercorn Annual Ground Rent.

**Council Tax:**

Band A

**Broadband & Mobile Coverage**

Information is available at checker.ofcom.org.uk

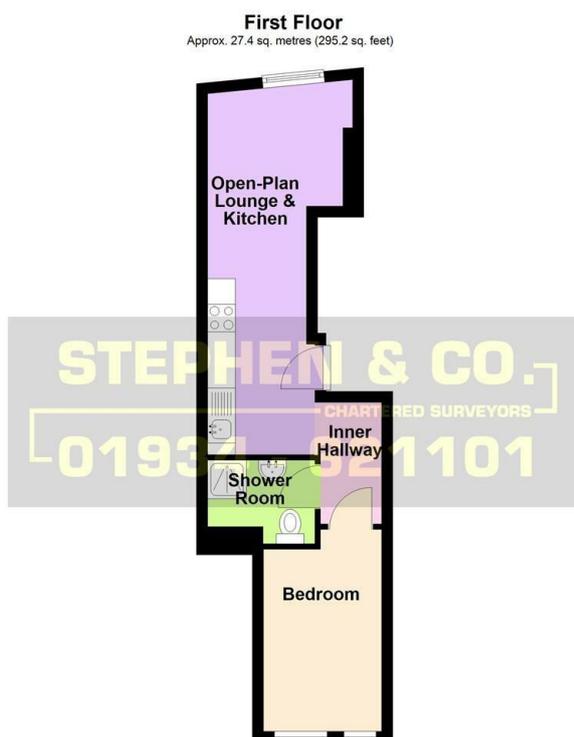
**Data Protection:**

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](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.



**First Floor**  
Approx. 27.4 sq. metres (295.2 sq. feet)

Total area: approx. 27.4 sq. metres (295.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	