

STEPHEN & CO.

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BLOCK MANAGEMENT

Established 1928



**15, DUNEDIN WAY, ST GEORGES
WESTON-SUPER-MARE, BS22 7FF**

£249,950



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**The Property
Ombudsman**

A well presented 2 Bedroom mid Terrace House located in this popular level position on the outskirts of Weston, well placed for local schools, shops and bus services and with good access to the M5 Motorway (junction 21) and Worle Railway Station. The property offers a fabulous open-plan Living Kitchen on the ground floor and includes gas central heating, double glazing, gardens and a garage & parking. An internal inspection is recommended.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Open Plan Lounge/Kitchen
24'8 x 13'8 max (7.52m x 4.17m max)
Kitchen Area fitted with a range of wall and base units with worksurfaces over. Inset 1 1/2 bowl single drainer sink unit. Fitted oven and 4-ring hob with extractor hood over. Integrated dishwasher. Plumbing for a washing machine. Tiled splashback. Breakfast bar. Cupboard housing 'Glow Worm' gas fired boiler providing central heating and hot water. Lounge Area with Radiator. Wall mounted electric fire. TV point. Understairs cupboard. Double glazed doors to Rear Garden. Staircase to First Floor.

Cloakroom:
Low level WC. Corner wash basin.

First Floor Landing:
Access to loft space.

Bedroom 1:
13'8 x 9'5 (4.17m x 2.87m)
Fitted double wardrobe. 2 radiators. TV point.

Bedroom 2:
13'8 x 8' (4.17m x 2.44m)
excluding door recess. Fitted double wardrobe. 2 radiators.

Shower Room:
Double cubicle. Low level WC. Wash basin. Tiled splashback. Extractor.

Outside:
Small Front Garden laid to chippings. Enclosed Rear Garden laid to chippings with patio. Garage with up and over door under a nearby Coach house with driveway parking in front.

Tenure:
Freehold:

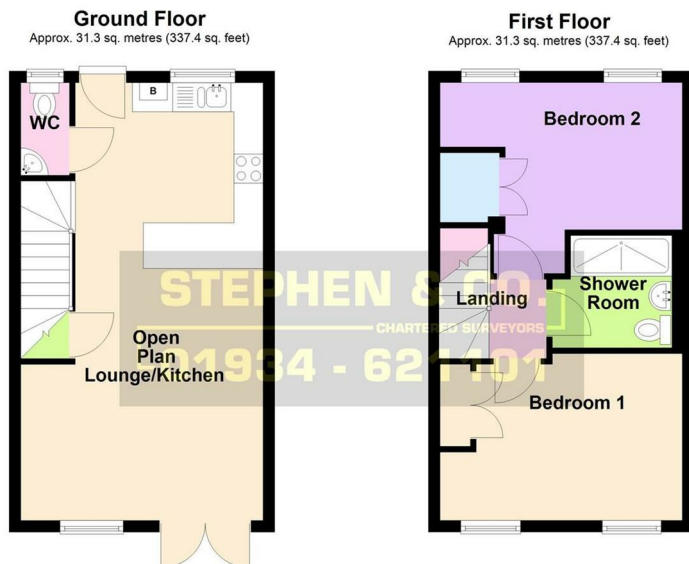
Council Tax:
Band B

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.



Total area: approx. 62.7 sq. metres (674.8 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.