

**STEPHEN & CO.**

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BLOCK MANAGEMENT

Established 1928



**15, TREMLETT MEWS, WORLE  
WESTON-SUPER-MARE, BS22 7LY**

**£279,950**



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

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**The Property  
Ombudsman**

**A 3 Bedroom Semi Detached House located in a cul de sac in this popular area within the Priory School catchment and well placed for local amenities The well presented accommodation includes gas central heating, double glazing, gardens and parking.**

**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Radiator. Staircase to First Floor.

**Lounge:**  
17' x 10'9 max (5.18m x 3.28m max)  
Radiator. TV and telephone points. Understairs cupboard.

**Kitchen/Diner:**  
14' x 9' (4.27m x 2.74m)  
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback and floor. Radiator. Double glazed doors to:-

**Conservatory:**  
9'3 x 8'9 max (2.82m x 2.67m max)  
Radiator. Double glazed doors to Rear Garden.

**First Floor Landing:**  
Access to loft space. Airing cupboard housing gas fired boiler providing central heating and hot water.

**Bedroom 1:**  
11'2 x 9'5 max (3.40m x 2.87m max)  
Fitted wardrobes. Radiator.

**Bedroom 2:**  
13'3 x 7'5 (4.04m x 2.26m)  
Radiator.

**Bedroom 3:**  
8'3 x 6'4 (2.51m x 1.93m)  
Radiator.

**Bathroom:**  
Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail.

**Outside:**  
Front Garden laid to chippings. Driveway with off street parking leading to Carport 26' x 7'5 (7.92m x 2.26m) with gated access, power and light. Access to enclosed Rear Garden laid to lawn and patio.

**Council Tax:**  
Band C

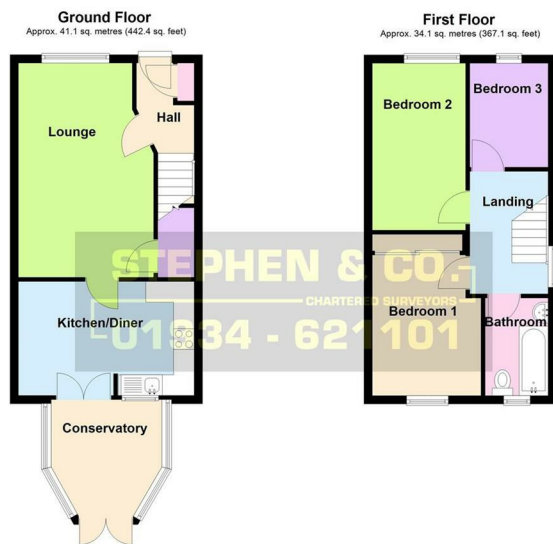
**Tenure:**  
Freehold

**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.



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) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	