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**ESTATE AGENTS
VALUERS
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BLOCK MANAGEMENT**
Established 1928



**15, KELSTON ROAD, WORLE,
WESTON-SUPER-MARE, BS22 7FD
£259,950**



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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**The Property
Ombudsman**

A 3 Bedroom Semi Detached House located in this popular area, close to local schools, shops & other amenities and with good access to the M5 Motorway at St Georges as well as Worle Parkway Railway Station. The property includes gas central heating, double glazing, patio garden and a garage & parking. Offered with No Onward Chain the property will benefit from some refurbishment.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase to First Floor.

Cloakroom:
Low level WC. Wash basin. Tiled splashback. Heated towel rail. Extractor.

Lounge:
13'10 x 12'8 max (4.22m x 3.86m max)
Square bay window. Radiator. TV point. Understairs cupboard. Access into:-

Dining Area:
9' x 8' (2.74m x 2.44m)
Vertical radiator. Wide opening into:-

Conservatory:
9'10 x 7' max (3.00m x 2.13m max)
Double glazed door to Garden.

Kitchen:
9' x 7'6 (2.74m x 2.29m)
Wall and base units with worksurfaces over. 1 1/2 bowl single drainer sink unit. Fitted oven, microwave and 4-ring induction hob with extractor hood over. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Cupboard housing a 'Vaillant' gas fired boiler providing central heating and hot water. Double glazed stable door to Rear Garden.

First Floor Landing:
Airing cupboard. Access to loft space via a fold down ladder.

Bedroom 1:
12'8 x 9' (3.86m x 2.74m)
Fitted wardrobe. Radiator.

Bedroom 2:
10'6 x 8'3 (3.20m x 2.51m)
Radiator.

Bedroom 3:
7'4 x 6'7 (2.24m x 2.01m)
Radiator.

Shower Room:
Walk-in double cubicle. Vanity wash basin. Low level WC. Tiled walls and floor. Heated towel rail.

Outside:
Front Garden with screen hedging. Parking space. Driveway to Garage: 16'10 x 8'7 (5.13m x 2.62m) with up and over door, power and light. Personal door to Rear Patio Garden.

Tenure:
Freehold.

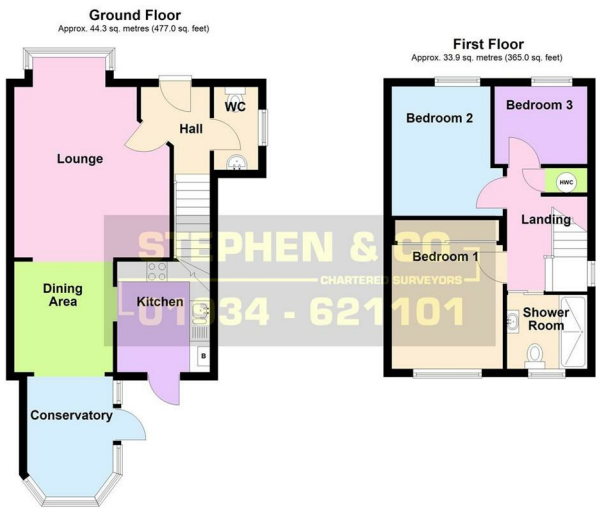
Council Tax:
Band C

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		