

STEPHEN & CO.
Auctions
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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**5, POPLAR PLACE,
WESTON-SUPER-MARE, BS23 1PS
FOR SALE BY PUBLIC AUCTION**

SOLD PRIOR TO AUCTION

13 Waterloo Street, Weston super Mare, BS23 1LA

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A 2 Bedroom Mid-Terrace property requiring some modernisation, located within a Conservation Area in a central position well placed for the Town Centre, Sea Front, Railway Station and other amenities. The property has gas central heating, double glazing and a courtyard garden.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Telephone point. Exposed floorboards.

Lounge:
11' x 10' (3.35m x 3.05m)
Fire surround with fitted gas fire. Radiator. TV lead.
Exposed floorboards.

Kitchen/Breakfast Room:
13'7 x 11'2 (4.14m x 3.40m)
Wall and base units with roll edge worksurfaces over.
Single drainer sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Radiator. Gas fired boiler providing central heating and hot water.
Staircase rising to First Floor.

Rear Lobby:
Double glazed door to Garden.

Bathroom:
Bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor. Electric wall heater.

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

Bedroom 1:
13'7 x 11'2 (4.14m x 3.40m)
Radiator. Exposed floorboards.

Bedroom 2:
11' x 10'7 (3.35m x 3.23m)
Radiator. Built-in wardrobe. Exposed floorboards.

Outside:
Rear Courtyard Garden. Pedestrian access to rear to Burlington Street. Rear path shared with two other properties.

Tenure:
Freehold

Council Tax:
Band A.

Conditions of Sale:
From the solicitors:-

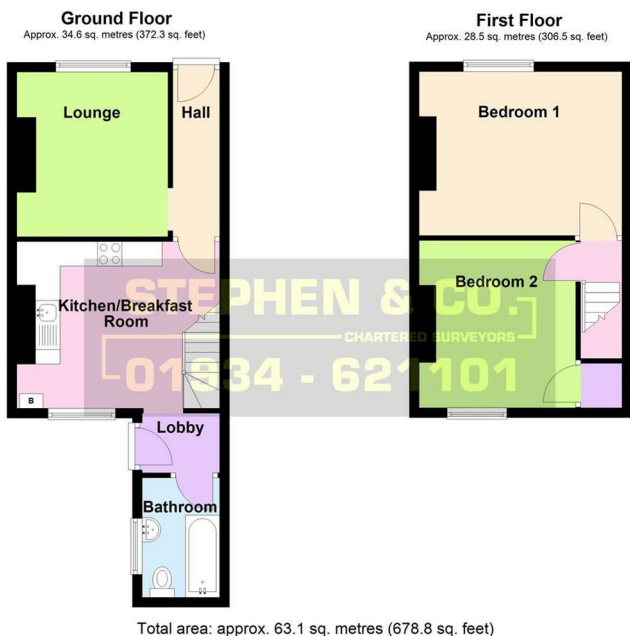
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BS23 1TE

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Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

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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

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.

