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**ESTATE AGENTS  
VALUERS  
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Established 1928



**KOZY-KOT, SHIPLATE ROAD, BLEADON,  
WESTON SUPER MARE, BS24 0NG**

**£410,000**

Located in this highly sought after village on the southern outskirts of Weston super Mare approximately 5 miles from the Town Centre, Sea Front, railway station and other amenities.

An extended individual 3 Bedroom Detached Period Cottage with an abundance of charm and character. The property includes gas central heating and double glazing as well as a host of original features including exposed stone walls, beamed ceilings and an inglenook fireplace. The property is offered with No Onward Chain and an internal inspection is highly recommended.

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

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

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**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to:-

**Hall:**  
Radiator.

**Lounge:**  
15'7 x 9'5 (4.75m x 2.87m)  
Stone fireplace with woodburner. Radiator. TV point.  
Exposed stone walls. Beamed ceiling.

**Dining Room:**  
12' x 11'3 max (3.66m x 3.43m max)  
Inglenook fireplace with woodburner. Radiator.  
Exposed stone walls. Beamed ceiling.

**Kitchen/Breakfast Room:**  
18'8 x 10'4 (5.69m x 3.15m)  
Fitted with a range of wall and base units with  
worksurfaces over. 1.5 bowl single drainer sink unit.  
Gas fired Aga. Tiled splashback. Radiator. TV and  
telephone points. Beamed ceiling. French doors to  
Garden.

**Utility Room:**  
8'9 x 5' max (2.67m x 1.52m max)  
Worksurface with plumbing for a washing machine  
under. 'Glow Worm' gas fired boiler providing central  
heating and hot water. Door to Garden

**Rear Lobby:**  
Radiator. Staircase to First Floor. Door to rear.

**Shower Room:**  
Corner cubicle. Low level WC. Pedestal wash basin.  
Radiator.

**First Floor Landing:**  
Radiator. Walk-in linen cupboard.

**Bedroom 1:**  
20' x 13'8 max (6.10m x 4.17m max)  
2 radiators. Sloping ceilings. Door to:

**En Suite Bathroom:**  
10'4 x 8' (3.15m x 2.44m)  
Paneled bath with 'Mira' shower and screen over.  
Low level WC. Pedestal wash basin. Tiled  
splashback. Radiator. Under eaves storage.

**Bedroom 2:**  
11'7 x 9'6 (3.53m x 2.90m)  
Radiator.

**Bedroom 3:**  
13'9 x 8' max (4.19m x 2.44m max)  
Radiator.

**Outside:**  
Part shared driveway with parking space. Enclosed  
Terraced Garden, mostly paved with mature trees  
and shrubs. Mixed borders. Greenhouse. Pond.


**Council Tax:**  
Band C

**Tenure:**  
Freehold

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**

Approx. 62.5 sq. metres (672.7 sq. feet)



**First Floor**

Approx. 60.3 sq. metres (648.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.6 sq. feet)

Floor plans are for illustrative purposes only and 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.



