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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**6, BEECHMOUNT CLOSE,
WESTON-SUPER-MARE, BS24 9EX
£295,000**



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

A well presented 2 Bedroom Detached Bungalow located on the southern outskirts of Weston, close to local amenities and approximately 3 miles from the Town Centre and Sea Front. The property has gas central heating, double glazing, gardens and a garage/workshop. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Upvc front door with leaded inset to Entrance Vestibule with further door to:-

Hall:
Radiator. Linen cupboard. Cloaks cupboard. Telephone point. Access to loft space.

Lounge:
15'2 x 11'4 (4.62m x 3.45m)
Bow window. Fire surround with electric fire. Radiator. TV point.

Kitchen:
11'7 x 10'8 max (3.53m x 3.25m max)
Fitted with a range of wall and base units with roll edge worksurfaces over. Inset 1 1/2 bowl single drainer stainless steel sink unit. Fitted oven and hob with splashback and extractor hood over. Plumbing for a washing machine. Tiled splashback. Radiator. Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 1:
12'3 x 11'4 (3.73m x 3.45m)
Fitted wardrobes. Radiator. TV point.

Bedroom 2:
11'8 x 9' (3.56m x 2.74m)
Radiator. Double glazed french doors to Rear Garden.

Shower Room:
Double cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

Outside:
Front Garden laid to chippings. Block paved driveway with off street parking leading to a Garage/Workshop: 16'7 x

16'4 narrowing to 8'3 (5.05m x 4.98m narrowing to 2.51m) with power and light. Personal door to enclosed Rear Garden laid to chippings with patio and borders. Gate to driveway.

Tenure:
Freehold.

Council Tax:
Band D.

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.

