

STEPHEN & CO.

CHARTERED SURVEYORS

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ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**20, WALNUT CLOSE,
WESTON-SUPER-MARE, BS24 9HB
£285,000**



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

A well presented 2 Bedroom Semi Detached Bungalow situated on a corner plot in this slightly elevated position on the southern outskirts of Weston super Mare. The property includes gas central heating, double glazing, gardens & garage. No Onward Chain

Accommodation:
(with approximate measurements)

Entrance:-
Double glazed front door to:-

Hall:
Vertical radiator. Access to loft space. Cloaks cupboard. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water.

Lounge:
16' x 10'7 (4.88m x 3.23m)
Fireplace with woodburner. Vertical radiator. TV point. Sliding patio doors to Rear Garden. Opening into:-

Kitchen:
11' x 10'10 (3.35m x 3.30m)
Range of wall and base units with worksurfaces and matching splashback over. Single drainer sink unit. Fitted double oven with 4-ring gas hob and extractor hood over. Plumbing for a dishwasher. Door to:-

Conservatory/Utility Room:
11'7 x 6'9 (3.53m x 2.06m)
Plumbing for a washing machine. Double glazed doors to Rear Garden.

Bedroom 1:
13'8 x 9'10 (4.17m x 3.00m)
Fitted wardrobes with overbed cupboards. Radiator.

Bedroom 2:
11'5 x 10'4 max (3.48m x 3.15m max)
Radiator. TV point.

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

Outside:
Front & Side Gardens laid to chippings with patio and shrub beds. Block paved driveway with off street parking

for 2/3 cars. Garage with up and over door, power & light. Level access to enclosed south facing Rear Garden with patio and artificial grass. Covered decking and workshop. Personal door to Garage and gated access to driveway.

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.



Total area: approx. 73.9 sq. metres (795.2 sq. feet)

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 PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	