

STEPHEN & CO.

CHARTERED SURVEYORS

01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



**10, SOUTHVILLE ROAD,
WESTON-SUPER-MARE, BS23 4LX**

£260,000



13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA

www.stephenand.co.uk

post@stephenand.co.uk



**The Property
Ombudsman**

A spacious 4 Bedroom Mid Terrace 1920s House offered on the market for the first time since 1965. The property is located in a popular level position close to local amenities including schools, shops, bus services etc and within 2 miles of the Town Centre, Sea Front and Railway Station. The property requires modernisation but includes gas central heating, partial double glazing, refitted bathroom, gardens and garage. No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Vestibule with further door to:-

Hall:

Radiator. Staircase to First Floor. Understairs cupboard.

Lounge:

13'10 x 12'8 (4.22m x 3.86m)

Square bay window. Brick fireplace. Radiator. Picture rail and coving.

Dining Room:

12'4 x 11'6 (3.76m x 3.51m)

Radiator. Double glazed door to Rear Garden.

Breakfast Room:

11' x 10' (3.35m x 3.05m)

Radiator. 'Ideal' gas fired boiler providing central heating and hot water. Fitted cupboard and dresser. Opening into:-

Kitchen:

10' x 7'2 (3.05m x 2.18m)

Wall and base units. Double drainer stainless steel sink unit. Cooker point. Pantry.

Rear Lobby:

Door to Rear Garden and WC off.

First Floor Landing:

Bedroom 1:

11'3 x 12'9 (3.43m x 3.89m)

Radiator. Fitted wardrobes.

Bedroom 2:

12'4 x 11'6 (3.76m x 3.51m)

Radiator. Fitted wardrobe.

Bedroom 3:

12' x 10' (3.66m x 3.05m)

excluding door recess. Radiator. Fitted wardrobe. Vanity wash basin with tiled splashback. Dual aspect windows.

Bedroom 4:

9'5 x 7' (2.87m x 2.13m)

Radiator.

Bathroom:

Refitted with a white suite with panelled bath and 'Mira' shower over. Low level WC. Vanity wash basin. Panelled walls. Radiator.

Outside:

Front Garden. South facing Rear Garden with dilapidated Garage and vehicle access to the rear.

NB. It appears that that there are asbestos ceilings on the first floor

Tenure:

Freehold. The Title for the property is currently unregistered.

Council Tax:

Band B

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. 127.3 sq. metres (1370.7 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. While every effort is made to ensure they are as accurate as possible interested parties mutually themselves by inspection or otherwise of the property. Plan produced using PlanIt.

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	54	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	