

STEPHEN & CO.

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BLOCK MANAGEMENT

Established 1928



**12, THORNBURY DRIVE,
WESTON-SUPER-MARE, BS23 4YF
£329,950**



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

Located in this highly sought after coastal village on the southern outskirts of Weston approximately 2 miles from the Town Centre. Village amenities include schools, bus services, shop, church, public houses, restaurants etc as well as the beach, marina and 18 hole golf course. A 2 Bedroom Semi-Detached Bungalow standing in a good size plot. The property benefits from gas central heating, double glazing and off street parking and is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to Entrance Porch with door to Side Porch and further double glazed door to:-

Hall:

Radiator. Meter cupboard. Access to loft space via a fold down ladder with gas fired boiler providing central heating and hot water.

Lounge:

16'0" x 11'3" (4.88m x 3.43m)

Radiator. TV and telephone points. Fire surround with electric fire.

Kitchen:

9'10" x 8'9" (3.00m x 2.67m)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Radiator.

Bedroom 1:

15'5" x 11'3" (4.70m x 3.43m)

2 radiators. TV point. Built-in wardrobe cupboard with controls for central heating.

Bedroom 2:

10'7" x 10'0" (3.23m x 3.05m)

Radiator. TV point. Sliding patio doors to Rear Garden.

Bathroom:

White suite with panelled bath with mixer shower and screen over. Low level WC. Pedestal wash hand basin. Tiled splashback. Radiator. Extractor.

Outside:

The property stands in a good size plot with Front and Side Gardens laid mostly to lawn with mature trees and shrubs. Double gates to driveway with off street parking. Covered lean-to Side Porch (not double glazed) with

water tap leading to Workshop/Store 13'4 x 7'4 (4.06m x 2.24m) (not double glazed) with power and light. Rear Garden laid to lawn with patios, mature trees and shrubs.

Tenure:

Freehold

Council Tax:

Band D

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

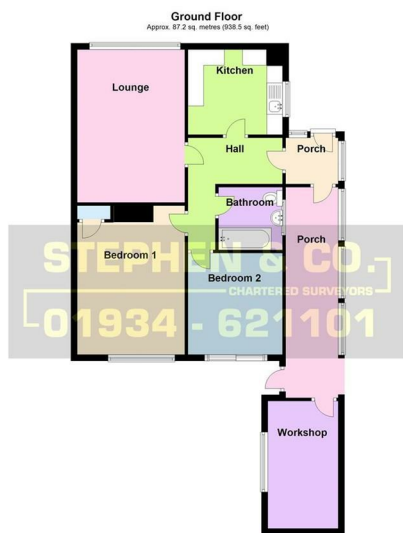
Data Protection:

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(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	

Total area: approx. 87.2 sq. metres (938.5 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 mutually themselves by inspection or otherwise of their accuracy.
 Plan produced using PlanIt.