STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT
Established 1928



7, DERWENT ROAD,
WESTON-SUPER-MARE, BS23 3XT

£149,950





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The Property Ombudsman

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY

A Semi Detached House of Non-Traditional Construction (BISF) located on the Bournville Estate close to local amenities. The property has gas central heating, double glazing and large gardens. Sold with the tenant in situ and let at a rent of £1,100 per calendar month, the property will be of interest to buy to let landlords.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Porch with further door to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
13'5 x 12' (4.09m x 3.66m)
Electric fire. Radiator. TV point. Opening into:-

Kitchen/Diner:
21' x 8'6 (6.40m x 2.59m)
Range of wall and base units with worksurfaces over. Fitted oven and hob with extractor hood over. 2 radiators. 'Vaillant' gas fired boiler providing central heating and hot water.

Rear Lobby:
WC off. Door to Garden. Door to:-

Utility Room:
11' x 4' (3.35m x 1.22m)
Plumbing for a washing machine.

First Floor Landing:
Access to loft space.

Bedroom 1:
12'2 x 12' (3.71m x 3.66m)
Radiator. Built-in wardrobe.

Bedroom 2:
13'6 x 8'8 (4.11m x 2.64m)
Radiator. Built-in wardrobe.

Bedroom 3:
9'2 x 8'7 (2.79m x 2.62m)

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

Outside:
Front Garden laid to lawn. Large Rear Garden with artificial grass and decking. Further area of garden with store sheds.

Tenure:
Freehold.

Council Tax:
Band A

Tenancy:
We are advised that the property is currently let at a rent of £1,100 per calendar month

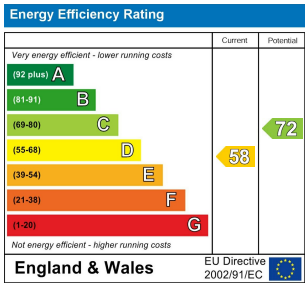
Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

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. 91.8 sq. metres (988.4 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilt every effort is made to ensure they are as accurate as possible interested parties mustsatisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.