



26 APPLETREE COURT

Weston-Super-Mare, BS22 6BA

Price £205,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* NO CHAIN * This two bedroom terraced home sits in an ideally situated cul-de-sac close to Worle's commuter links and amenities. With the M5 only a mile away, Worle train station a stone's throw across the road and the nearest Supermarket less than half a mile's walk, the placing of this home truly is the definition of convenience! The accommodation itself is also highly favourable - With a hallway, kitchen/breakfast room, lounge with added conservatory, two bedrooms and refitted shower room, there is plenty of space for first time buyers to grow into, or downsizers to feel like they still have spacious enough accommodation. The garden is a wonderful addition also, as it provides the privacy from the rear that many similar properties lack - With it being backed onto the nearby shopping complex. This home has to much to offer, and really isn't one to miss!

Situation

0.16 miles - Worle Train Station
 0.74 miles - Junction 21 of the M5
 0.19 miles - Priory Secondary School
 140 meters - Sainsburys Supermarket
 Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: B
 Tenure: Leasehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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	

PROPERTY DESCRIPTION

Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing, radiator, fuse box and archway to;

Kitchen/Breakfast Room

10'2" x 8'4" (3.10m x 2.54m)

uPVC double glazed window to front, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, freestanding gas cooker, under the counter fridge and freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled flooring and archway to;

Lounge

12'10" x 12'1" (3.91m x 3.68m)

uPVC double glazed sliding patio doors to the conservatory, under-stairs storage cupboard, feature electric fireplace with surround, radiator and television point.

Conservatory

9'3" x 7'3" (2.82m x 2.21m)

uPVC double glazed windows to sides and rear overlooking the garden, power and uPVC double glazed sliding patio doors opening to the garden.

First Floor Landing

Above stair storage cupboard housing the hot water tank, loft access and doors to;

Bedroom One

12'1" x 7'8" max (3.68m x 2.34m max)

uPVC double glazed window to rear and built-in mirror fronted wardrobes.

Bedroom Two

12'1" x 6'3" (3.68m x 1.91m)

uPVC double glazed window to front and radiator.

Shower Room

7'0" x 5'6" (2.13m x 1.68m)

Refitted suite comprising generous shower cubicle with electric shower over and tiled surround, hand wash basin and low level WC set into storage vanity unit, radiator and extractor.

Rear Garden

Impressively private, the rear garden is enclosed by fencing with gated rear access to the front of the property. The garden is low maintenance and is laid partially laid to paving, with the remainder laid to decorative stones and a wooden shed.

Allocated Parking

There is an allocated parking space nearly opposite the property and the front garden has been laid to stones which can allow for an additional parking space.

Leasehold Information

We have been advised that this property is leasehold with NO SERVICE/MAINTENANCE CHARGES. There is a remainder of 999 year lease from construction in 1990. There is a ground rent of £20 per annum and there are no other charges.

Material Information

We have been advised the following;

Gas- Mains

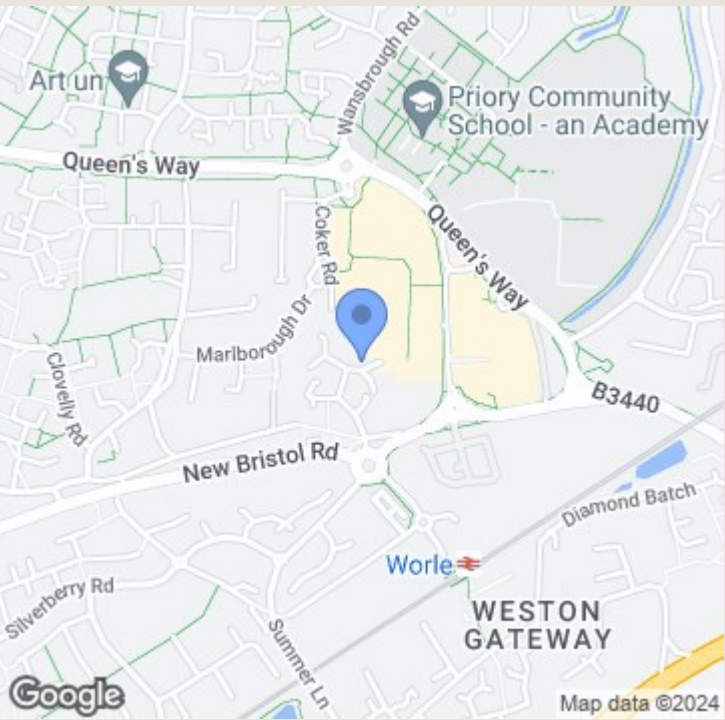
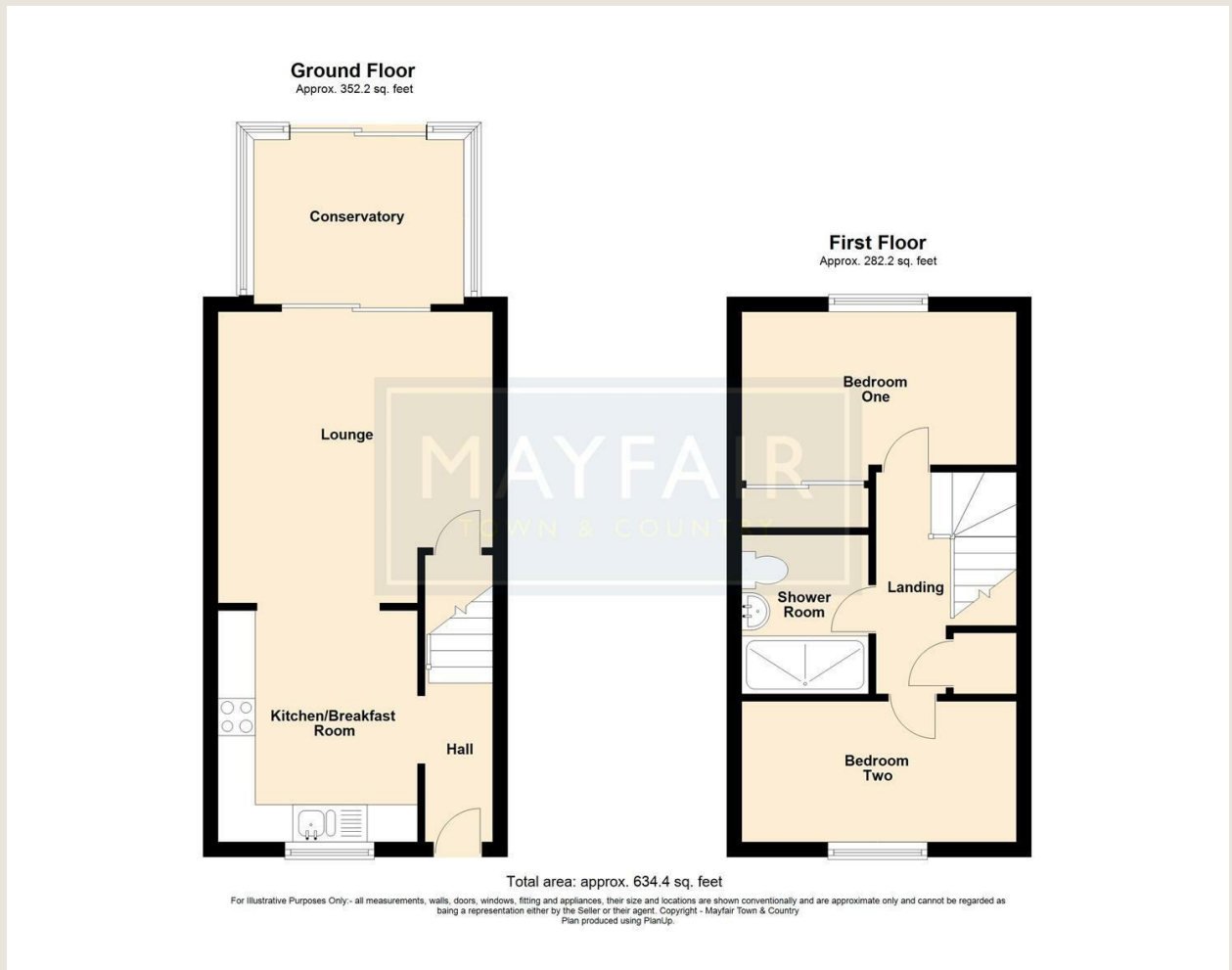
Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

