



63 TURNOCK GARDENS

Weston-Super-Mare, BS24 7FT

£900 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Two bedroom first floor apartment available now in desired area of West Wick.

Phone applications not accepted, please apply through the website.

Positioned next to motorway access, the property boasts a spacious floorplan suitable for a professional couple or single occupant. From entrance hallway into large open plan lounge and kitchen area with brilliant light exposure from bay window and balcony with French doors, the room offers views of fields and main road, outdoor space for summer days and u-shaped kitchen with integrated oven/hob/extractor. Moving back down the hallway is a bathroom with white suite and shower over bath, one double bedroom and large master bedroom with Juliet balcony.

The property also benefits from allocated parking for one, gas central heating, upvc double glazing with an EPC rating of B and Council Tax band B.

Situation

Local Authority

North Somerset Council Council Tax Band: B

Tenure:

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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

Material Information

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.

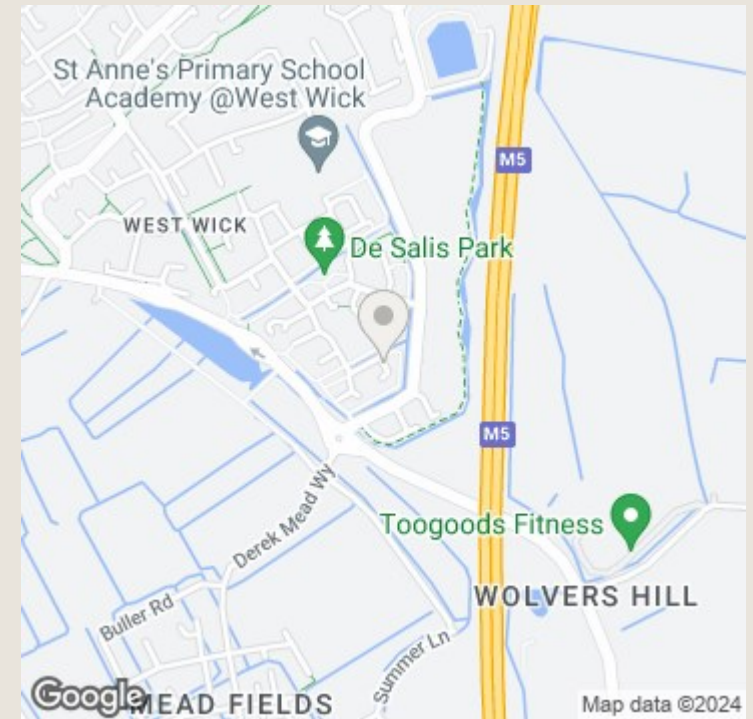
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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)

