



**77, WILSON GARDENS, WEST WICK,
WESTON-SUPER-MARE, BS24 7GL**

£325,000

Located on this popular modern development on the outskirts of Weston, well placed for local amenities and excellent transport links including the M5 junction at St Georges and Worle Parkway railway station.

A beautifully presented and extended Mid Terrace Townhouse with 3 Double Bedrooms including a Master Suite with En Suite Dressing Room & Shower Room, a fabulous Family Kitchen, gas central heating, double glazing, gardens and Garage.

An internal inspection is highly recommended

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase rising to First Floor.

Lounge:
13'9 x 11'7 (4.19m x 3.53m)
Radiator. TV point. Understairs cupboard.

Family Kitchen:
21' x 14'4 max (6.40m x 4.37m max)
A fabulous open plan space with a wide range of re-fitted wall and base units with worksurfaces over. Single drainer sink unit. Fitted double oven and 4 ring hob with extractor hood over. 2 integrated fridge/freezers. integrated dishwasher. Tiled splashback. Island with breakfast bar. Radiator. Patio doors to Rear Garden. Opening into:-

Utility Room:
6'7 x 4'4 (2.01m x 1.32m)
Worksurface with plumbing for a washing machine under. Cupboard housing a gas fired boiler providing central heating and hot water. Door to:

Cloakroom:
Low level WC and wash basin. Tiled splashback. Radiator.

First Floor Landing:
Radiator. Linen cupboard. Staircase to Second Floor.

Bedroom 2:
13'7 x 8'4 (4.14m x 2.54m)
Radiator.

Bedroom 3:
12'8 x 8'4 (3.86m x 2.54m)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Wash basin. Tiled splashback. Heated towel rail.

Second Floor Landing:

Master Bedroom:
22'6 x 11'6 (6.86m x 3.51m)
Bedroom area with Radiator. Opening into Dressing Area with a range of mirror fronted wardrobes, under eaves storage and a 'Velux' window. Door to:- En Suite with double shower cubicle. Low level WC. Wash basin. Tiled splashback. Heated towel rail. Shaver point. 'Velux' window.

Outside:
Enclosed Rear Garden with patio and artificial grass. Outside light and power point. Rear pedestrian access leading to Garage with up and over door and parking space in front

Tenure:
Freehold.

Council Tax:
Band D

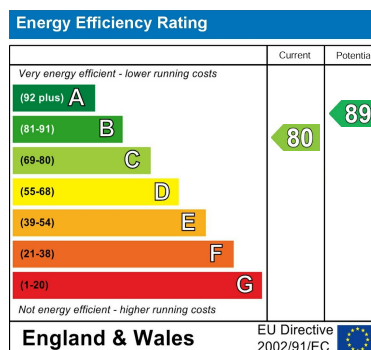
Service Charge:
We are advised a charge of £180 is made annually towards upkeep of parks and walkways.

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

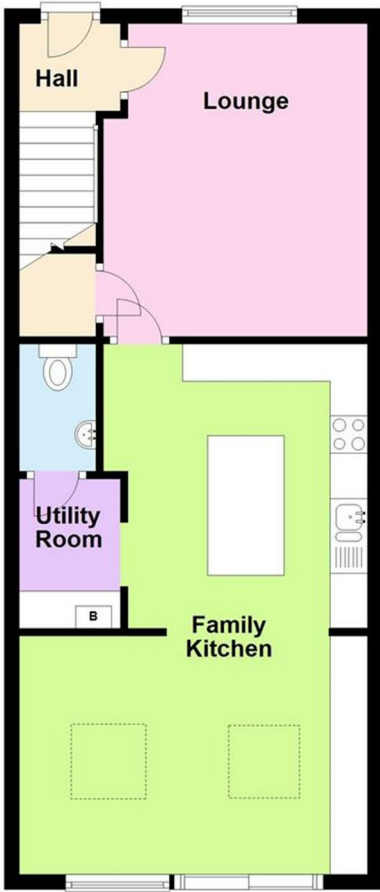
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.



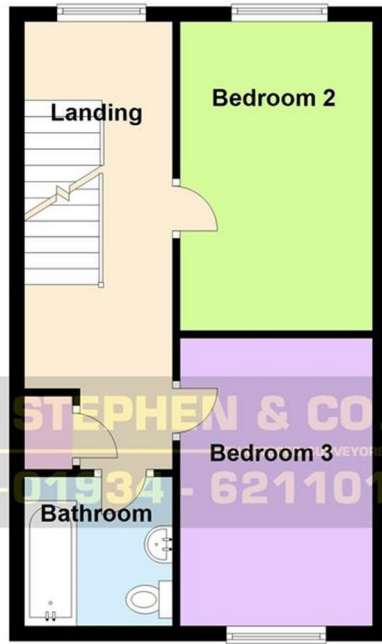
Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



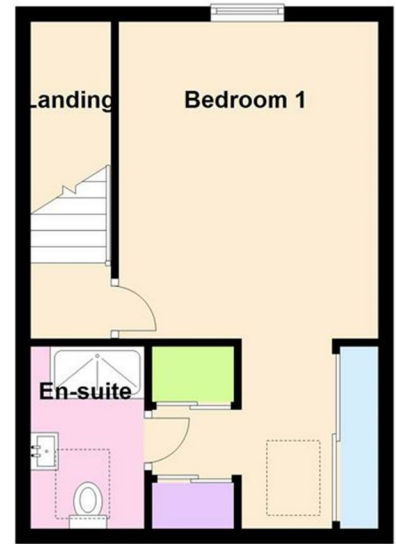
First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Second Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 122.7 sq. metres (1320.4 sq. feet)

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



