



**1, ST. MARYS CLOSE,
WESTON SUPER MARE, BS24 9QE
£172,500**



Located in a small development of Bungalows for the over 55s in this popular village on the outskirts of Weston super Mare. An End Terrace 2 Bedroom Bungalow with gas central heating, double glazing, gardens, a conservatory and a private parking space. No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Telephone point. Access to loft space. Airing cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Lounge:
13' x 10'8 (3.96m x 3.25m)
Radiator. TV point. Sliding patio doors to Conservatory.

Kitchen:
9'8 x 9'8 (2.95m x 2.95m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Cooker point. Tiled splashback. Door to:-

Conservatory:
19' x 8'10 max (5.79m x 2.69m max)
2 radiators. Double glazed french doors to Garden.

Bedroom 1:
15'9 x 10'8 (4.80m x 3.25m)
Radiator. TV and telephone points.

Bedroom 2:
9'6 x 6' (2.90m x 1.83m)
Radiator.

Shower Room:
Double cubicle. Vanity wash basin. Tiled splashback. Radiator.

Separate WC:

Outside:
Open plan Front Garden laid to lawn. Off street parking space. Enclosed Rear Garden, mostly paved with timber shed.

Tenure:
New 99 year lease.

Council Tax:
Band B

Buy Back Scheme
If the property is sold in the future North Somerset Council will buy the property back at the Market Value less 10%. An independent valuation by a RICS qualified surveyor will be carried out to determine the market value. North Somerset Council have the option to purchase the property after a period of 6 months or to defer purchase for a further 6 months. if the property remains unsold.

Estimated Management Charges: £1,182.48 pa

NB. It is a requirement that a landline is available in the property to connect to the call monitoring system.

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.

