



FLAT 1 COALBRIDGE COURT 10 EBDON ROAD

Weston-Super-Mare, BS22 6UA

Price £220,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* LOW MAINTENANCE GARDEN * Just a stone's throw from Worle High Street, we are delighted to present this deceptively spacious and well-appointed ground floor flat to the market.

The accommodation briefly comprises a welcoming entrance hall with ample storage, an impressive 20ft+ living room with sliding patio doors opening onto a low-maintenance, south/westerly facing courtyard-style garden, a modern fitted kitchen/breakfast room with a separate utility area, two generous double bedrooms, and an ideal wet room.

The property benefits from both communal hallway access and private entry via the garden through the patio doors into the living room. Additional features include a garage situated to the rear of the building, along with gas central heating and double glazing throughout, further enhancing its appeal.

Offered to the market with no onward chain and situated in a highly convenient location, early viewing is strongly recommended.

Situation

90 meters - Bus Stop
 150 meters - Worle High Street
 0.65 miles - Worle Train Station
 1.30 miles - Junction 21 of the M5
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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

Communal Entrance

Through a uPVC door to the rear of the building into a communal hallway providing access for the four flats in the building. On the ground floor is the internal front door opening to;

Hallway

Two great size storage cupboard, radiator and doors to;

Living Room

20'8" x 14'2" max measurements (6.30m x 4.32m max measurements)
A sizeable room with electric fireplace with surround, two radiators, television point and uPVC double glazed sliding doors opening to the courtyard garden area.

Kitchen/Breakfast Room

12'1" x 11'8" max measurements (3.68m x 3.56m max measurements)
uPVC double glazed window to front, the kitchen is fitted with a range of attractive eye and base level units with worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, double electric oven, integrated dishwasher, space for fridge/freezer, space for breakfast table and chairs, radiator and door to;

Utility Room

6'3" x 5'9" (1.91m x 1.75m)
Obscure uPVC double glazed window to side, base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, plumbing for washing machine, wall mounted gas central heating combination boiler and radiator.

Bedroom 1

14'4" x 9'7" (4.37m x 2.92m)
UPVC double glazed window to rear and radiator.

Bedroom 2

11'4" x 10'7" (3.45m x 3.23m)
UPVC double glazed window to rear, built-in wardrobe/storage cupboard and radiator.

Wet Room

6'8" x 6'1" (2.03m x 1.85m)
Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin set into storage vanity unit, walk-in shower with mains shower over, tiled walls, wet room style flooring, extractor and towel radiator.

Courtyard Garden

Situated to the front of the building and enclosed by a low level wall, the courtyard style garden is ideally low maintenance, and boasts a south/westerly facing aspect, mostly laid to artificial grass with an attractive block paved border with courtesy side gate and access to the living room through the uPVC double glazed sliding doors with electric garden canopy above.

Garage

14'11" x 10'0" (4.55m x 3.05m)
Situated to the rear of the building with an up and over door to the front.

Leasehold Information

We have been advised that there is a remainder of a 999 year lease which commenced in 1987 and a month service charge of roughly £1440 per annum.

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.

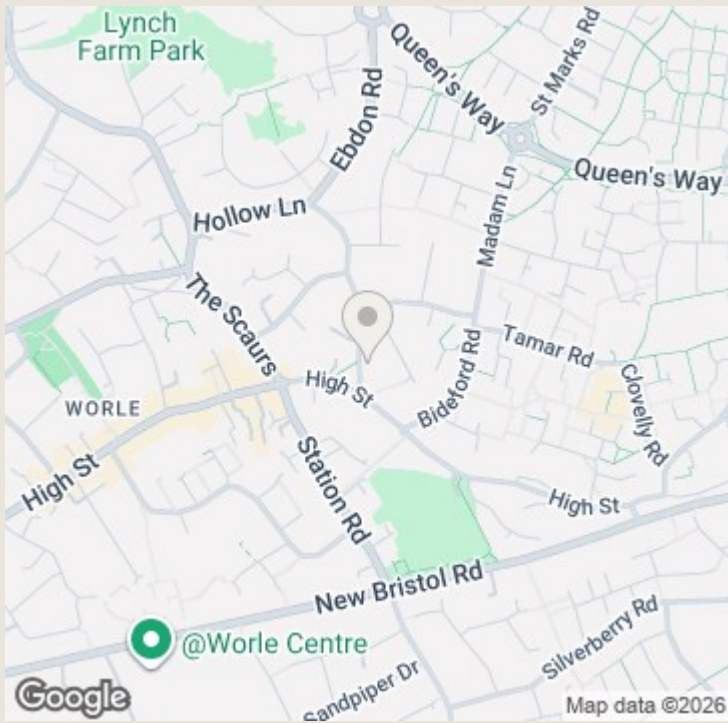
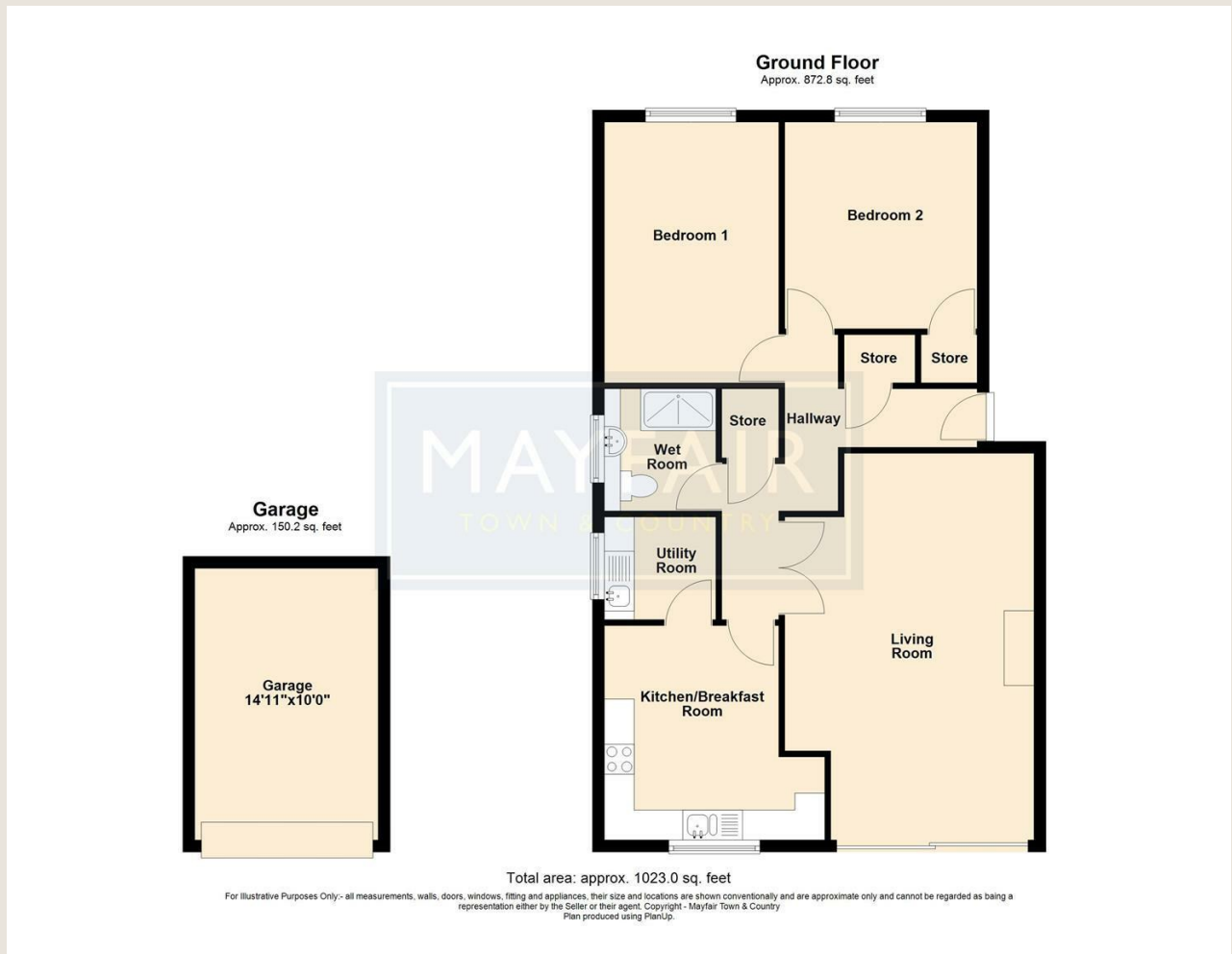
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

