



99 TURNOCK GARDENS

Weston-Super-Mare, BS24 7FT

Price £174,995

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* TWO BEDROOMS, BALCONY & PARKING! * Situated within the sought-after West Wick development, this beautifully presented first-floor apartment offers well-proportioned accommodation and would make an ideal purchase for a first-time buyer, professional couple or buy-to-let investor.

The property is accessed via the communal entrance and opens into a welcoming hallway with useful storage. At the heart of the flat is a superb 23ft open-plan living and kitchen with updated gas combination boiler in 2021. A bay-style window recess adds character and a perfect space for a dining area, while the balcony provides a pleasant and important outdoor space. Furthermore there are two good-sized bedrooms, complemented by a refitted modern bathroom.

The location is particularly convenient, with excellent transport links close by, including the M5 motorway and Worle railway station. A selection of schools, shops and everyday amenities can also be found within easy reach.

Outside, the property benefits from an allocated parking space together with well-kept communal gardens and use of the brick built bike and bin stores.

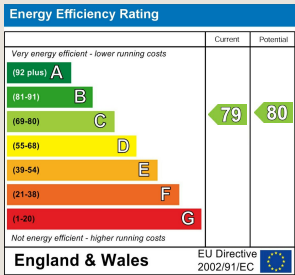
An early internal viewing is highly recommended at your earliest convenience.

Situation

- 0.66 miles - Junction 21 of the M5
 - 0.59 miles - Morrisons Supermarket
 - 0.21 miles - St. Anne's Primary School
 - 0.70 miles - Worle Parkway Train Station
- All distances are approximate and sourced from Google Map

Local Authority

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



PROPERTY DESCRIPTION

Communal Hallway

Accessed via two main front doors with a staircase rising to the landing and door to;

Hallway

Storage cupboard, radiator, consumer unit, intercom system and doors to;

Living Room

15'10" x 13'7" into bay window (4.83m x 4.14m into bay window)
Dual aspect double glazed windows to side and rear with feature bay window, patio doors opening to the balcony, two radiators, television and telephone points, archway to;

Kitchen

10' 6" x 6' 8" (3.05m 1.83m x 1.83m 2.44m)
Dual aspect double glazed windows to front and side, a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric oven with four ring gas hob and extractor over, plumbing for washing machine and space for under the counter fridge and freezer, wall mounted and concealed gas central heating combination boiler.

Bedroom 1

14'7" x 11'7" max measurements (4.45m x 3.53m max measurements)
Double glazed window and 'Juliet' balcony doors to front, radiator.

Bedroom 2

10'5" x 7'5" (3.18m x 2.26m)
Double glazed window to front and radiator.

Bathroom

Obscured double glazed window to rear, refitted white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with mains shower over and tiled surround, radiator and extractor.

Allocated Parking

Located to the right hand side of the building is the allocated parking space.

Bike and Bin Store

Situated to the right hand side of the building is the secure brick built bike and bin store rooms.

Leasehold Information

We have been advised there is the remainder of a 125 year lease which commenced on 1.7.2008 with a £300 per annum ground rent. There is a maintenance charge of £2,420.72 per annum which includes the buildings insurance, gardening and maintenance of the communal areas.

Material Information

We have been advised of the following;

Council tax- B

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.

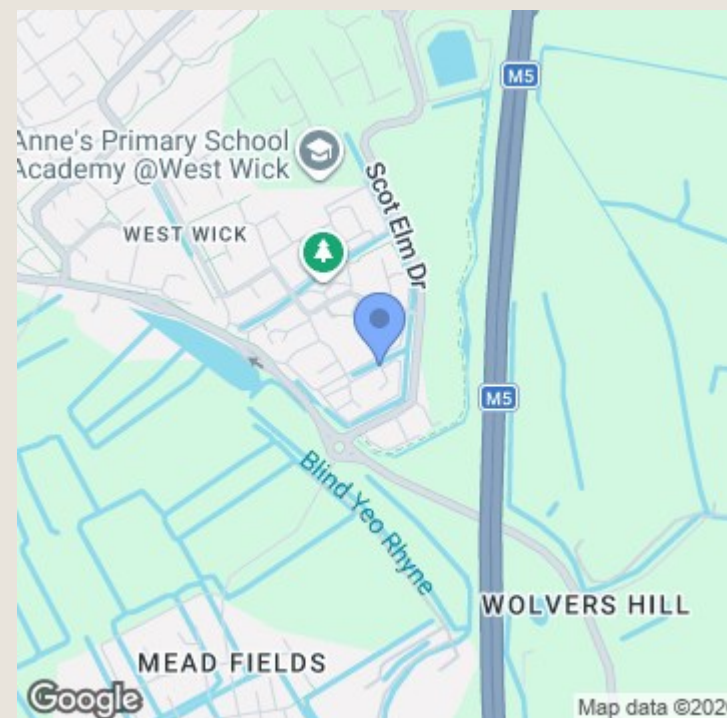
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.



Total area: approx. 554.8 sq. feet

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Plan produced using PlanUp.



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:
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

