



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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25 Wesley Drive, Worle, W-S-M, BS22 7TH

- ✓ No Onward Chain
- ✓ First Floor Flat
- ✓ Two Double Bedrooms
- ✓ 13' Living Room
- ✓ Rear Garden
- ✓ Kitchen & Bathroom
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating Pending
- ✓ Council Tax Band A

Asking Price: £149,999

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

NO ONWARD CHAIN - FIRST TIME BUYERS - Brightestmove are proud to present to the market this **TWO DOUBLE BEDROOM First Floor Flat with PRIVATE REAR GARDEN.** The property boasts a 13' Living Room, Bathroom & Kitchen. Further benefits include: uPVC Double Glazing, Gas Central Heating & Council Tax Band A. Viewing is Strongly Advised!

ENTRANCE PORCH

Enter via door to front aspect, storage cupboard, vinyl flooring. Door to:

ENTRANCE HALL

Radiator, wall-mounted consumer unit, storage cupboard, laminate flooring. Stairs to:

HALLWAY

Cupboard housing Baxi combination boiler, two storage cupboards, smoke alarm, carbon monoxide alarm, carpet. Loft hatch (insulated, no ladder). Doors to: Living Room, Kitchen, Bathroom, Both Bedrooms.

KITCHEN

14' 1" x 6' 0" (4.29m x 1.83m) uPVC double glazed window to front aspect, range of wood effect wall and base units with granite effect roll-edge worktops over and inset one and a half Stainless Steel sink with drainer, integral Neff oven with four ring electric hob over and extractor hood above, Kenwood Dishwasher. Space for: washing machine, tall fridge freezer. Partially tiled walls, coved ceiling, laminate flooring.

LIVING ROOM

13' 0" x 12' 0" (3.96m x 3.66m) uPVC double glazed window to rear aspect, radiator, tv point, telephone point, thermostatic control, coved ceiling, carpet.

BATHROOM

8' 0" x 5' 0" (2.44m x 1.52m) uPVC double glazed obscure window to rear aspect, towel radiator, panel bath with mixer tap and shower attachment, low-level WC, vanity wash hand basin with wall-mounted mirror above, partially tiled walls, laminate flooring.

BEDROOM ONE

11' 10" x 9' 0" (3.61m x 2.74m) uPVC double glazed window to rear aspect, radiator, fitted double wardrobes with overhead cupboards, fitted headboard with lighting, tv point, coved ceiling, carpet.

BEDROOM TWO

10' 10" x 7' 1" (3.3m x 2.16m) uPVC double glazed window to front aspect, radiator, telephone point, fitted shelving, carpet.

OUTSIDE

FRONT

Un-allocated 'First Come First Serve' Off-Road Parking over the road. On-Road Parking available. Lawned area with mature shrubs and plants. Concrete Pathway to Entrance. Wooden Gate to Rear Garden.

REAR

Private fence enclosed Rear Garden laid to lawn.

TENURE / INFORMATION

We are advised:

- The property is Council Tax Band A.
- The property is Leasehold with 92 years remaining.
- The property has a Ground Rent of £10 per annum.
- The property has a Service Charge around £500 per annum.

For example: Last Year our Vendors paid £499.20 which included the Ground Rent payment.

All of this should verified with your solicitor.

