



**95 WORLE MOOR ROAD**

Weston-Super-Mare, BS24 7EJ

**Price £177,500**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* EN-SUITE & GARAGE \* An excellent opportunity for first time buyers and buy-to-let investors alike, this well-presented ground floor apartment offers spacious accommodation, an en-suite, and the added benefit of a garage.

The property briefly comprises of; a welcoming entrance hallway with useful storage, an impressive 22ft living room, and a modern refitted kitchen complete with integrated appliances. There are two generously sized bedrooms, including a principal bedroom with en-suite, along with the main bathroom. Externally, the property further benefits from a garage and an allocated parking space.

Ideally situated with convenient access to transport links including the M5, as well as a range of local amenities such as schools and shops, this property is perfectly positioned for commuters and families alike. With no onward chain complications an early viewing is highly recommended.

## Situation

- 0.49 miles - Landing Light Pub
  - 1.64 miles - Junction 21 of the M5
  - 0.70 miles - Flowerdown Retail Park
  - 0.67 miles - Herons' Moor Academy
- 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	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Hallway

Two main doors open into the communal hallway with door to;

## Hallway

Storage cupboard, airing cupboard housing the hot water tank, intercom system, consumer unit, thermostat controls, radiator and doors to;

## Living Room

22'10" x 12'0" max measurements (6.96m x 3.66m max measurements)  
Dual aspect double glazed windows to front and side, feature electric fireplace, two radiators, television and telephone points and double glazed patio doors to the front aspect.

## Kitchen

9'10" x 7'4" (3.00m x 2.24m)  
Double glazed window to rear, the kitchen comprises of a range of matching eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob with extractor over, mid-height electric oven, built-in fridge/freezer and washing machine, wall mounted and concealed gas boiler, radiator and extractor.

## Bedroom One

11'5" x 10'2" (3.48m x 3.10m)  
Dual aspect double glazed windows to front and side, radiator and door to;

## En-Suite

Obscured double glazed window to front, suite comprising low level W/C, hand wash basin set into storage vanity unit, shower cubicle with mains shower over and tiled surround, radiator and extractor.

## Bedroom Two

11'5" x 7'5" max measurement (3.48m x 2.26m max measurement)  
Double glazed window to side and radiator.

## Bathroom

Obscured double glazed window to front, suite comprising low level W/C, hand wash basin set into storage vanity unit, panelled bath with taps over and tiled surround, radiator and extractor.

## Garage & Parking

Situated to the rear of the building is the garage with up and over door. Allocated parking space in front of the garage.

## Leasehold Information

We have been advised there is a remainder of an 155 year lease which commenced on 1st January 2004. We have been advised there is an annual ground rent of £120, an annual maintenance charge of £1235.12 which includes the building insurance and an annual contribution to the reserve of £28.72.

## Material Information

We have been advised the following;

Gas - Mains

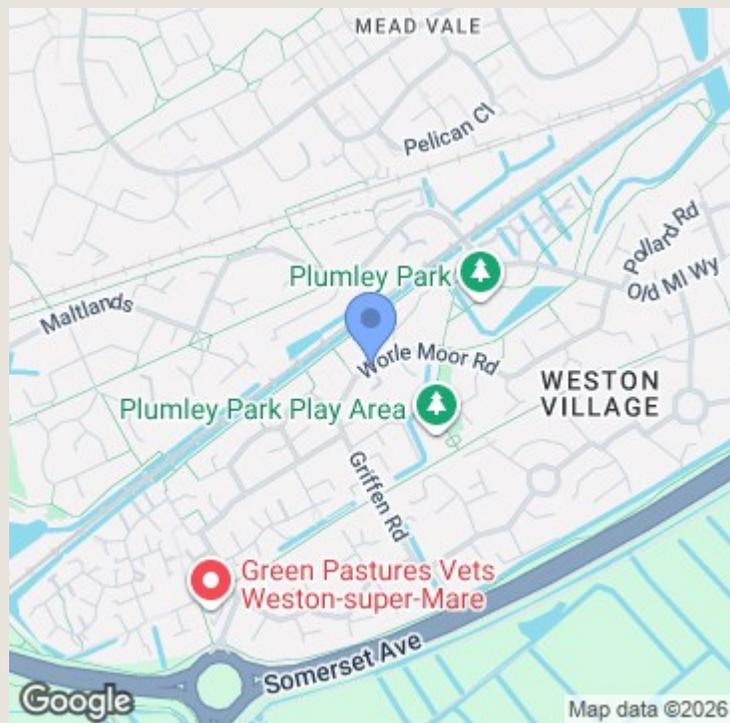
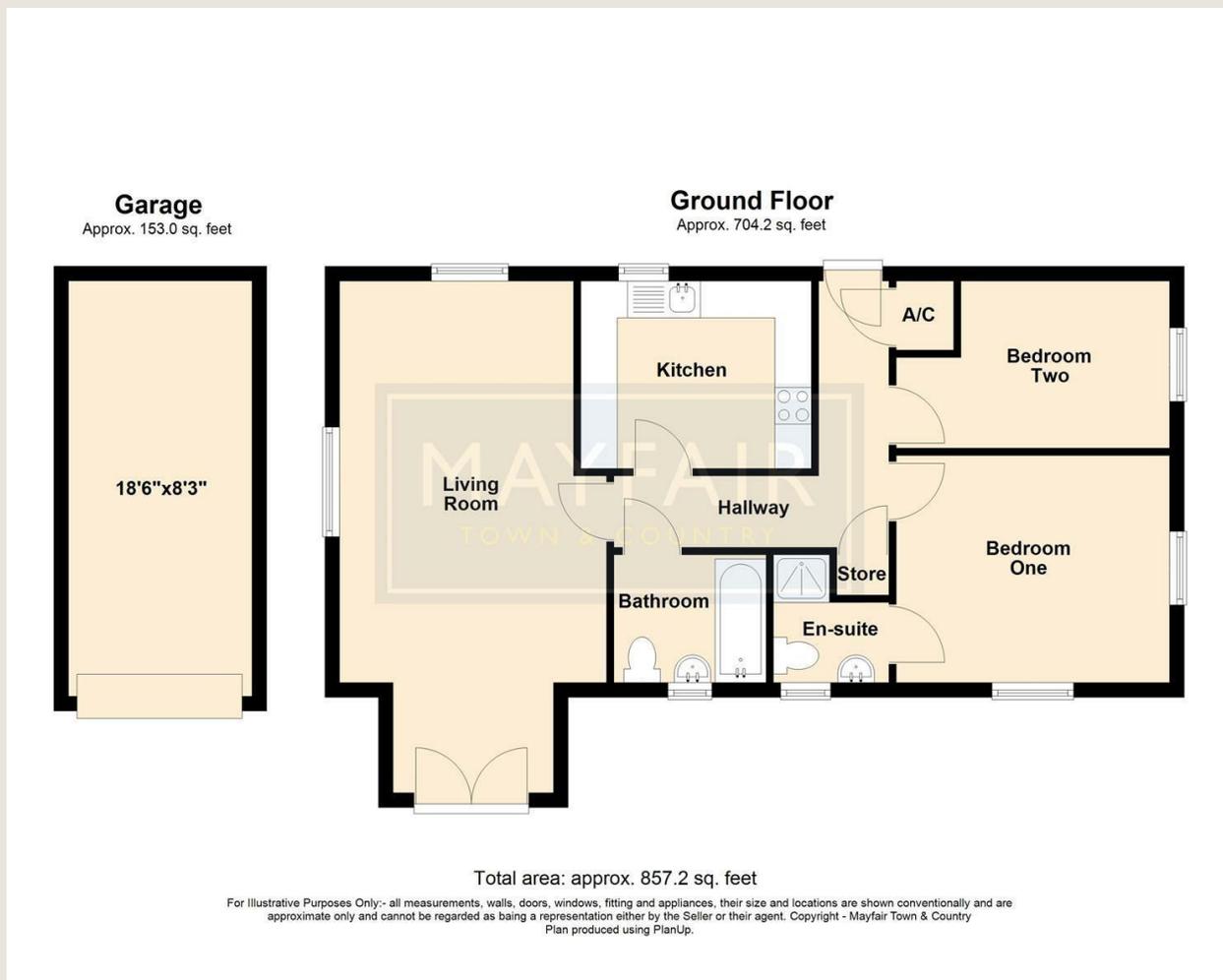
Electricity - Mains

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](http://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](http://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](http://map.n-somerset.gov.uk/DandE.html).



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

