

Flat 1, Moorside Reeds Drive

Woolavington, TA7 8DR

Price £200,000

BERRYMAN'S

PROPERTY DESCRIPTION

We are delighted to be able to offer a purpose built well proportioned two bedroom ground floor flat with private gardens to both the front and rear and with a garage offered in excellent order throughout and situated in a highly sought after village location.

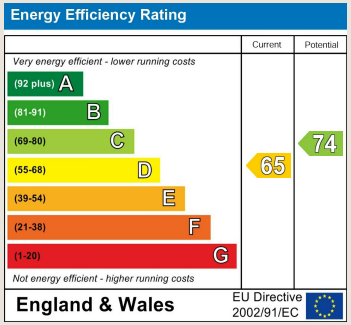
Entrance hall* lounge/diner* conservatory* kitchen* two bedrooms* shower room* electric heating* parking* garage and gardens to the front and rear.

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door opening to the:

Entrance Hall

Upvc double glazed windows to the side and rear. Cloaks cupboard.

Lounge/Diner

16'9" maximum x 13'2" maximum (5.13 maximum x 4.03 maximum)

Electric wall heater, feature fireplace with electric fire, built in storage cupboard and opening to the kitchen. Double glazed sliding doors to the:

Conservatory

16'4" x 8'4" (4.98 x 2.55)

Upvc double glazed construction with upvc double glazed sliding doors opening to the rear garden.

Kitchen

8'7" x 6'9" (2.64 x 2.08)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, inset electric hob with extractor hood over, built in oven and microwave, integrated washer/dryer, space for fridge/freezer and beneath the kitchen sink is an instantaneous water heater supplying hot water throughout the property.

Bedroom 1

11'3" x 9'10" (3.45 x 3.02)

Electric wall heater and upvc double glazed window to the front.

Bedroom 2

11'3" x 8'0" (3.45 x 2.46)

Upvc double glazed window to the front.

Shower Room

6'2" x 6'2" (1.88 x 1.88)

Comprising good size corner shower cubicle with electric shower, vanity wash hand basin with cupboards below, close coupled w.c, extractor fan, electric heated towel rail and upvc double glazed obscured window to the side.

Outside

The front gate opens to the enclosed front garden which is an attractive feature of the property. Side gate gives access to the:

Rear Garden

Thoughtfully designed enclosed and private garden with well stocked flower borders and patio area.

The gardens are a particular feature of the property making a full inspection essential.

Further gate to the rear of the property gives access to the parking area and the:

Garage

With up and over door, light and power.

PROPERTY DESCRIPTION

Tenure

Leasehold
999 years from 1st June 1983
Ground Rent - None
Maintenance charges split between the residents as and when required - Moorside Residents Ltd

Description

This attractive purpose built ground floor flat is situated in a highly sought after village location offering well proportioned living accommodation which comprises a good size entrance hall, lounge/diner with good size conservatory off, kitchen, two double bedrooms and well appointed shower room.

The property benefits from upvc double glazed windows, electric heating and attractive enclosed gardens to the front and rear as well as a garage located to the rear of the property.

Offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 motorway interchange 23 at Dunball take the first exit onto the A39, Puriton Hill and at the next roundabout take the third exit onto the continuation of Puriton Hill. Proceed over the hill to the T junction turning left onto Bath Road. Take the second turning left just before the petrol Station onto Woolavington Hill and proceed into the village passing the Co-op convenience store on the left hand side. Proceed down the hill passing Higher Road on the left hand side and taking a right into Church Street. Proceed down Church Street turning left into Moorside and the flat will be found on the right hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-A
EPC-D

- Mains electric and water
- Water metered
- Heating electric room heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location










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

01278 793700

sales@berrymansproperties.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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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