

FLAT 3 COALBRIDGE COURT 10 EBDON ROAD

Weston-Super-Mare, BS22 6UA

Price £210,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN COMPLICATIONS! Mayfair Town & Country are delighted to welcome to the market this spacious and well-appointed first-floor apartment. Offering deceptively generous accommodation, excellent storage throughout and a highly convenient location close to a wide range of local amenities, this purpose-built property presents an excellent opportunity and is not to be missed.

The well-presented accommodation briefly comprises an inviting entrance hallway with ample storage, a substantial 20ft+ living room with sliding door balcony, and kitchen/breakfast room with separate utility room. There are two generously proportioned double bedrooms and a shower room, fitted with a contemporary white suite.

Externally, the property benefits from a garage and a shared area to the rear where residents can use clothing rotary lines.

Ideally positioned just a stone's throw from Worle High Street, the property enjoys easy access to a wide range of shops, services and everyday amenities, while also being well placed for local transport links.

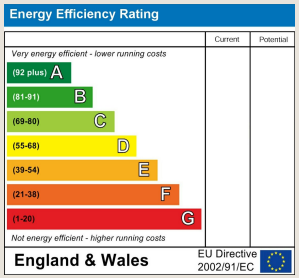
Offering well-proportioned accommodation, excellent storage and the highly desirable benefit of no onward chain, this property is sure to appeal to a wide range of buyers. An internal viewing is highly recommended at your earliest convenience.

Situation

144 metres - Worle High Street
0.15 miles - The Old Kings Head Pub
0.53 miles - Sainsbury's Supermarket
0.62 miles - Worle Train Station
1.20 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:













PROPERTY DESCRIPTION

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

Hallway
Two sizable storage cupboards, loft access, radiator, intercom system, telephone point and doors to;

Living Room
20'8" x 14'2" max measurements (6.30m x 4.32m max measurements)
uPVC double glazed sliding doors occupy the front wall, allowing an abundance of light into the room along with a lovely outlook onto greenery, the small balcony is enclosed by metal balustrades, the substantial living room provides plentiful space with a feature electric fireplace confined by a marble surround, two radiators and television point.

Kitchen/Breakfast Room
12'1" x 11'8" max measurements (3.68m x 3.56m max measurements)
uPVC double glazed window to the front, the kitchen is fitted with a comprehensive range of of oak eye and base level units with worktop space above and tiled surround, inset stainless steel sink with mixer tap over and adjacent drainer, freestanding gas cooker with four-ring hob, above is the cupboard disguised extractor fan, space for a fridge/freezer, radiator and ample room for dining furnishings.

Utility Room
6'3" x 5'9" (1.91m x 1.75m)
The kitchen leads thought to the utility, 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 and the wall mounted 'Worcester' gas central heating combination boiler, radiator.

Bedroom 1
14'4" x 9'7" (4.37m x 2.92m)
UPVC double glazed window to rear and radiator.

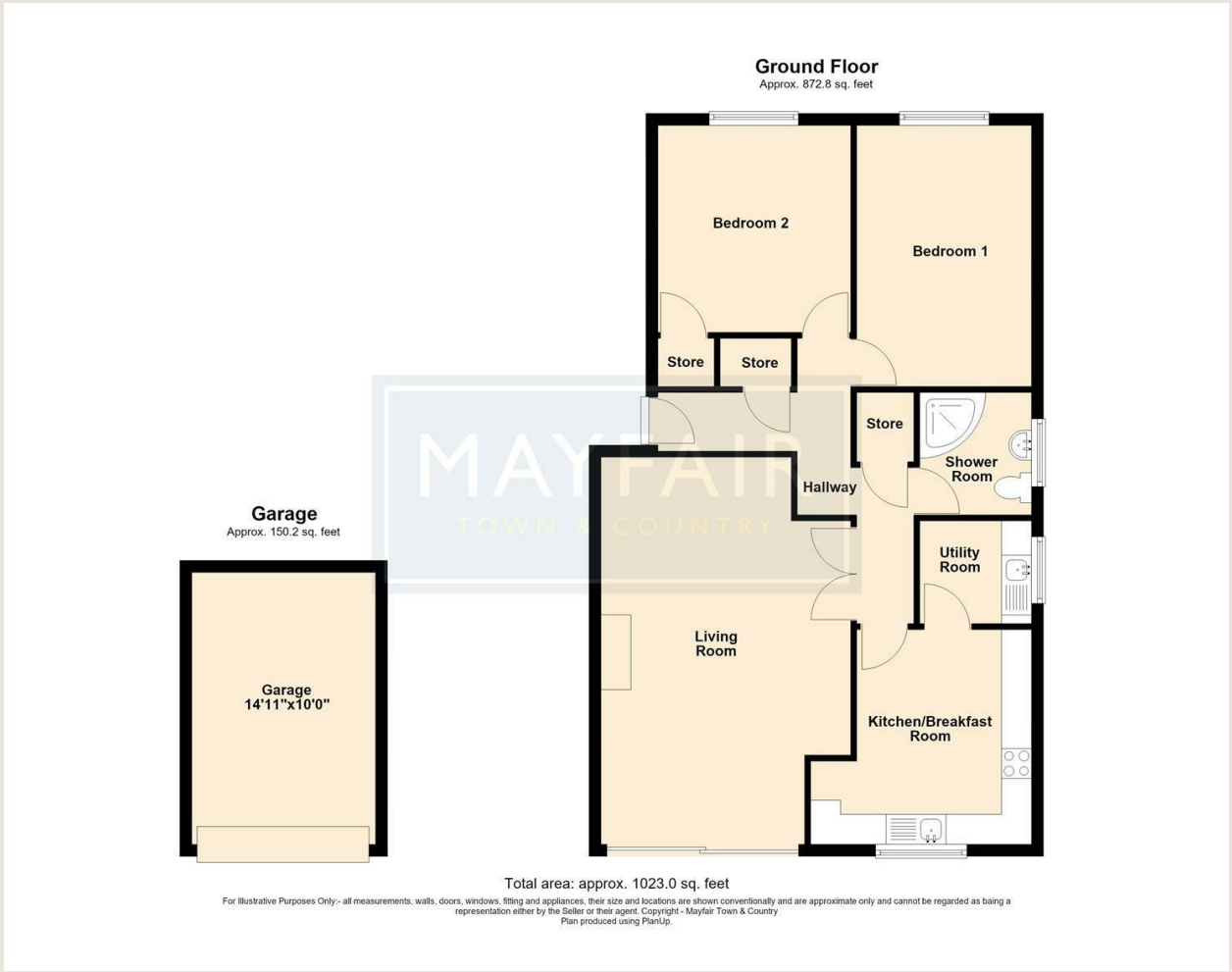
Bedroom 2
11'4" x 10'7" (3.45m x 3.23m)
UPVC double glazed window to rear, radiator and built-in wardrobe/storage cupboard.

Shower Room
6'8" x 6'1" (2.03m x 1.85m)
Obscure uPVC double glazed window to the side, white suite comprising a low level w/c, oval hand wash basin with mixer taps over and set into a double door vanity unit below, walk-in mains corner shower enclosed by a glass screen and a fully tiled surround.

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

Leasehold Information
We have been advised that there is a remainder of a 999 year lease which commenced in 1987 and a service charge of roughly £1440 per annum. No ground rent is payable, as the freehold is collectively owned by the individual owners of the four flats.

Material Information
We have been advised 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.





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

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