

Kelston Gardens, Worle, Weston-Super-Mare, Somerset.

BS22 7FP

£212,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This lovely semi-detached bungalow is set in a quiet, very attractive and well-kept development of similar bungalows for the over 60s and offers 2 good sized bedrooms, living room with doors to the rear garden, electric heating and residents parking to the front. The property is best accessed via the first entrance on the left along Locksbrook Road from Townshend Road. The entrance and hallway leads to a generous living room with patio doors to the well kept rear garden. The pleasant kitchen offers a range of wall and base units with worktops over, built in electric oven, and spaces for a washing machine and fridge-freezer as well as an inset stainless-steel sink/drain. The two bedrooms are of a good size, one to the rear with a built-in wardrobe and an airing cupboard, and one to the front currently configured as a dining room. The bathroom is well appointed with a white suite of WC and basin and large walk-in shower. Outside to the rear is a manageable garden with patio area for seating or dining, a lawn area and borders and a timber garden shed. The property is freehold with a range of communal services. The impressive green landscaping around the bungalows is particularly attractive and reflects the quality of the services and residents parking is in a non-allocated basis to the front.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached bungalow
- Two bedrooms
- Residents parking available to front
- Set in retirement development
- No onward chain
- Pleasant Level Rear Garden
- Emergency pull-cords to each room
- EPC - D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Living Room

13' 3" x 12' 1" (4.04m x 3.68m) Electric heating; Upvc double glazed patio doors to the garden

Kitchen

10' 0" x 8' 0" (3.05m x 2.44m) Upvc double glazed window to front; range of wall and base units with worktops over, electric oven under worktop, spaces for washing machine and fridge freezer and inset stainless steel sink/drainer.

Bedroom 1

10' 6" x 10' 4" (3.20m x 3.15m) Electric heating; Upvc double glazed window to rear; built in cupboard and airing cupboard.

Bedroom 2

9' 8" x 9' 7" (2.95m x 2.92m) Electric heating; Upvc double glazed window to front

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m) White suite of WC, basin and a large walk in shower.

Outside

FRONT - Residents parking is available directly to front with a pathway through lawns to front entrance

REAR - Outside to the rear of the property there is a manageable sized garden with a patio area for table and chairs, a lawn area, shrub/hedge borders and a timber garden shed.

PLEASE NOTE we have been informed the property is freehold and there are emergency pull cords to all rooms.

MAINTENANCE FEE - We have been informed that the FEE of £170 per month covers -

The dedicated services of a resident manager.

A 24-hr call/alarm system

External property maintenance

General drainage maintenance

The provision of 'sinking funds' for

longer term more major renewals of windows, facias, roof coverings etc

Hard and soft landscaping across the development

Building insurance

Window cleaning

Grass cutting

Car parking areas and pathways

External lighting

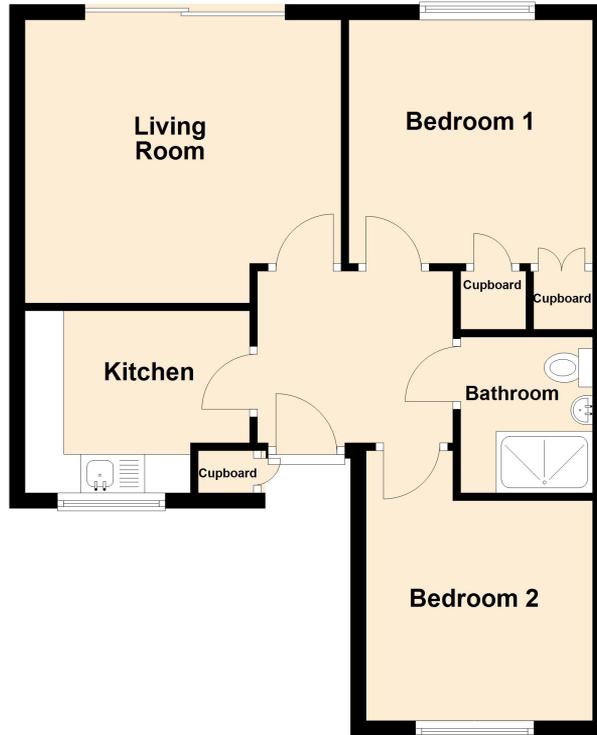
Boundary fencing



FLOORPLAN & EPC

Ground Floor

Approx. 52.4 sq. metres (564.6 sq. feet)



Total area: approx. 52.4 sq. metres (564.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	