



9 Willan Place, Weston-super-Mare, North Somerset, BS24 7GU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

9 Willan Place, West Wick, Weston-super-Mare, North Somerset, BS24 7GU

£285,000

Nestled in a sought-after neighbourhood, this brilliant, three bedroom, semi-detached property offers a comfortable and practical living space. With its own parking spaces and private rear gardens, it's perfect for families or those looking for a peaceful retreat. Inside, you'll find spacious living areas, including an open-plan layout connecting the living room, dining area, and kitchen. The kitchen is well-equipped with modern amenities, making meal preparation a breeze. The three bedrooms provide ample space for rest and relaxation, with the master bedroom benefiting from its own en-suite shower room. Outside, the private gardens offer a tranquil escape, ideal for outdoor activities or simply enjoying nature's beauty. And with off-street parking right at the front, convenience is ensured for residents. Situated in a sought-after neighbourhood, you'll find nearby amenities and easy access to transportation, making your daily life convenient and enjoyable. The property is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport.

- A fantastic example of a three bedroom semi-detached, freehold property
- Generous driveway positioned at the front of the property
- Private and enclosed rear gardens
- Excellent positioning with commuter links, amenities and schools nearby
- Master bedroom complete with en-suite shower room
- Sold with the benefit of no onward chain
- EPC Rating- C76, Council tax band- C



Accommodation

Entrance

On approach to the property, there is a composite double glazed entrance door into hallway.

Hallway

Wood affect laminate flooring, doors to ground floor rooms, radiator, ceiling light.

Cloakroom

A low-level W/C, wash hand basin, radiator, extractor fan, ceiling light.

Kitchen

A well presented kitchen with tiled flooring, a range of wall and floor units with worktops and up stand over, inset composite 1 1/2 bowl sink with a swan neck 'touch tap'. A four ring induction hob with oven under and extraction hood over, integrated fridge / freezer, space for dishwasher and washing machine, UPVC double glazed window and ceiling spotlights.

Living / Dining Room

A light and bright living / dining room with UPVC double glazed patio doors and windows on to rear garden, useful stairs storage cupboard, two radiators, ceiling lights.

Stairs, rising from entrance hallway to the first floor landing.

First floor landing

A useful airing cupboard, housing wall mounted gas boiler, doors to first floor rooms, roof access hatch, ceiling light.

Bathroom

Wood affect vinyl flooring, low level W/C, wash hand basin, panel bath with shower attachment over and thermostatic shower mixer tap, heated towel rail, extractor fan, ceiling spotlights.

Bedroom One

A super double bedroom with a UPVC double glazed window, radiator, fitted wardrobes with hanging rails and sliding mirror doors, door to ensuite, ceiling light.

Ensuite / Shower room

Wood affect vinyl flooring, part tiled walls, low-level W/C, wash hand basin, enclosed electric shower, UPVC double glazed window, heated towel rail, extractor fan, ceiling spot lights.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Outside

Front

As you approach the property there is a driveway laid to tarmac with a slab patio pathway and areas laid to gravel. Gated side access to the rear garden. Outside water supply and lighting.

Rear

A private and enclosed rear garden with a slab patio area. Immediately to the rear, gravelled areas with artificial grass, a useful metal garden shed and various shrubs at the borders.

Please note

There is an estate management fee. For 2024 - approximately £222.00

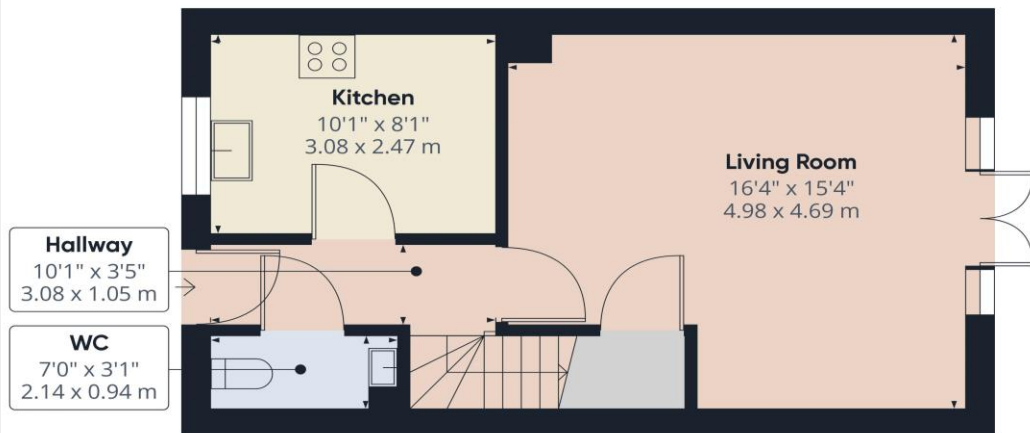
Tenure

Freehold

Services

Mains electric, gas, water and drainage

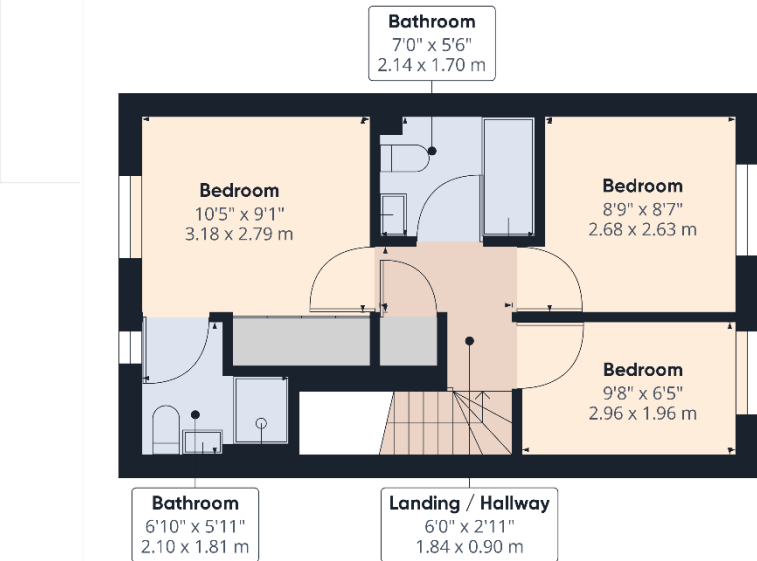




Approximate total area⁽¹⁾
405.15 ft²
37.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾
561.73 ft²
51.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

CG184111 3/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk
www.davidplaister.co.uk