



63 Wilson Gardens, West Wick, Weston-super-Mare, North Somerset, BS24 7GL



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 63 Wilson Gardens, West Wick, Weston-super-Mare, North Somerset, BS24 7GL

£240,000

This inviting, two-bedroom, semi-detached, freehold home is situated in the popular area of West Wick on the outskirts of Weston-super-Mare, a great opportunity for the first time buyer, and within very easy reach of the M5 Motorway Junction 21 for the commuter. With a range of convenient features, it's a comfortable and practical choice for those seeking a place to call home. Inside, the living area is flexible, well-lit, and offers a warm and inviting ambiance. Step out to the private rear garden—a peaceful retreat where you can relax and enjoy some fresh air. The property also benefits from a useful, allocated off-street parking space. This home boasts two bedrooms that provide ample space and storage for your comfort. The kitchen is modern and well equipped with an integrated fridge freezer and space for an appliance. One standout feature is that this property is sold with the advantage of no onward chain, simplifying the moving process. Situated in a popular area, you'll find nearby amenities and easy access to transportation, making your daily life convenient and enjoyable. West Wick 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, two bedroom, semi-detached, freehold home
- Benefitting from allocated off street parking
- Private rear garden
- A great opportunity for the first time buyer or commuter
- Flexible, light and bright living area
- Sold with the benefit of no onward chain
- EPC Rating C77, Council tax band B





# Accommodation

## Entrance

A composite double glazed entrance door into hallway.

## Hallway

Doors to ground floor rooms, radiator, ceiling light.

## Cloakroom

Wood effect vinyl flooring, low-level WC, wash hand basin, heated towel rail, extraction fan, ceiling light.

## Living Room

A light and bright living area with dual aspect UPVC double glazed windows, opening to kitchen, dining room, radiator, ceiling light.

## Kitchen / Dining Room

Well presented range of wall and floor units with worktops and upstands over, four ring electric hob with extraction hood over, eye level oven, integrated fridge freezer with space and plumbing for appliance, inset one and a half bowl stainless steel sink and drainer, UPVC double glazed window and patio doors to rear garden, radiator, ceiling spotlights, ceiling light.

**Stairs rising to the first floor landing from the living room.**

## First Floor Landing

Timber balustrade, roof access hatch, doors to first floor rooms, ceiling light.

## Bedroom One

UPVC double glazed window, radiator, ceiling light.

## Bedroom Two

UPVC double glazed window, radiator, ceiling light, built-in storage cupboard with hanging rail.

## Bathroom

Tile effect vinyl flooring, low-level WC, wash hand basin and pedestal, panelled bath with mains fed shower and shower screen over, heated towel rail, UPVC double glazed window, extraction fan, ceiling spotlights.

## Outside

## Rear

A private an enclosed rear garden with a slab, patio password immediately to the rear, raised timber decking and an area laid to Astro turf.

**Gated access to the side of the property.**

## Parking

One allocated off street parking space.

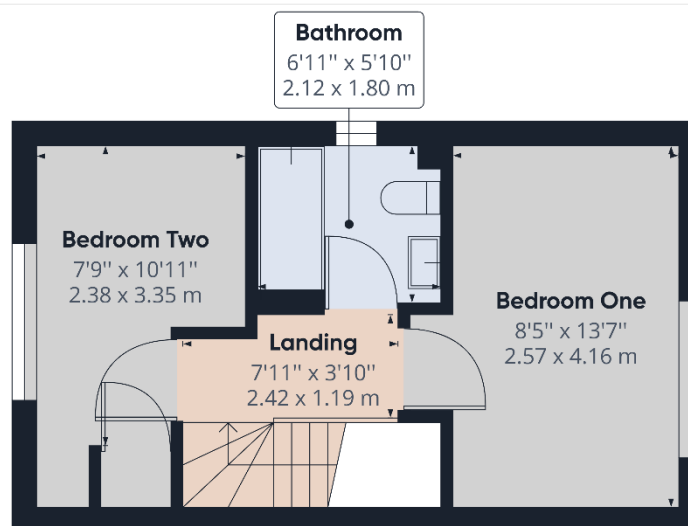
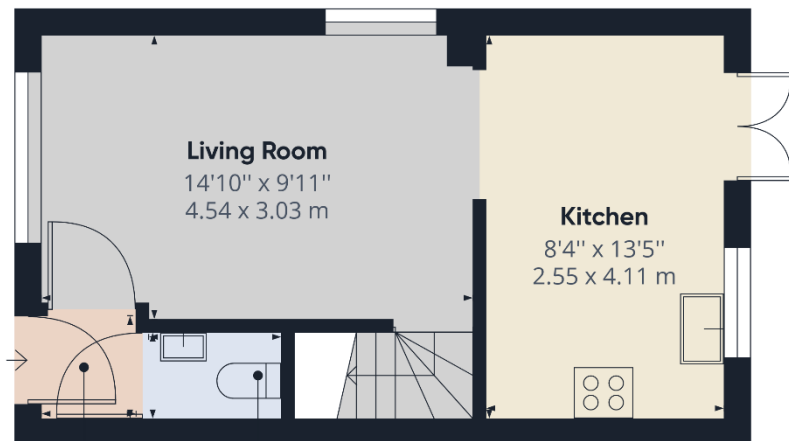
## Services

Mains electric, gas, drainage and water.

## Tenure

Freehold.





Score	Energy rating	Current	Potential
92+	<b>A</b>		92 A
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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