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Dunster Court

£99,950

- * *Ground Floor Apartment*
- * *15'10" Living Room*
- * *Double Bedroom*
- * *Communal Gardens*
- * *Re-styled Shower Room*
- * *Ideal for Amenities*



114 High Street, Worle, BS22 6HD

5 Dunster Court, Woodborough Road, Winscombe, BS25 1AG

Description

A rare opportunity to acquire a '1 bedroom ground floor flat' in this favoured development, situated in a lovely tucked away position in the popular village of Winscombe and yet ideal for local shops and amenities. Suitable for the 'over 55's', Dunster Court is a development of 1 and 2 bedroom purpose built apartments with attractive and well maintained communal gardens, communal parking and lift access to all floors. A location manager is on hand to answer any queries and for peace of mind there is a 24 hour carelink system. There is a comfortably furnished residents lounge where regular coffee mornings are held, a great social room for parties and celebrations, by arrangement. A laundry room is available too at no extra cost to the residents. The double glazed accommodation includes a 15'10" living room, 11' kitchen with feature 'porthole' window and the shower room has been re-styled. A lovely, convenient place to retire.

Accommodation

Entrance

Communal entrance with intercom entry system. Lift or stair access to higher floors. Useful cupboard housing the fusebox offering additional storage facility. Door opening to

Entrance Hall

'Dimplex' electric heater. Built-in cupboard housing the hot water tank. Emergency pull cord.

Living Room 15' 10" x 10' 0" (4.82m x 3.05m) maximum, plus built-in storage cupboard to one wall with shelving. Coved ceiling. 'Dimplex' electric heater. Telephone point. Double glazed window.

Kitchen 11' 2" x 5' 10" (3.40m x 1.78m) Fitted wall and base units, roll edge work surfaces, sink unit with tiling to splash backs. Integrated oven and electric hob. Space for washing machine and under counter fridge. Feature double glazed 'porthole' style round window.

Bedroom 11' 5" x 9' 1" (3.48m x 2.77m)

A 'double' bedroom with 'Dimplex' electric heater and double glazed window.

Shower Room 6' 8" x 6' 2" (2.03m x 1.88m) A re-styled room with corner shower enclosure and mains fed shower, vanity unit/wash hand basin with cupboard below and low level WC. Partly tiled walls. Obscure double glazed window.

Outside

There are attractive and well maintained communal gardens for use of the residents, principally laid to lawn with shrubs and trees. Communal parking facility for residents and visitors, please note this is not allocated. Concealed communal bin storage.

Tenure

Leasehold, 125 year lease from 10th July 1990. There is a monthly service charge of £269 which includes building insurance and outside window cleaning.

Other Material Information

Electric heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 60-80mbps, source: Openreach.

The energy rating for this property is 'D'.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Communal Gardens



Building



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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