



## 25 APPLETREE COURT, WORLE

### OFFERS OVER £220,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- BEAUTIFULLY RENOVATED
- OFF STREET PARKING
- CONVENIENT LOCATION
- LEASEHOLD PROPERTY
- LEASE LENGTH 963 YEARS

## 25 APPLETREE COURT, BS22 6BA



Offered with no onward chain, two allocated parking spaces and beautifully renovated throughout, this two double bedroom terraced home offers a superb opportunity for buyers looking for a property that is ready to move into and enjoy.

Excellent presented throughout, the property briefly comprises a spacious lounge with stairs rising to the first floor, providing a comfortable and welcoming main reception space. From here, the property continues into the recently fitted kitchen, which features a range of wall and floor mounted cupboards and opens naturally into a useful dining space. From the dining area, doors lead out into the well kept rear garden, laid to a combination of decking and artificial grass, providing an attractive and low maintenance outdoor space.

Upstairs, a gallery landing provides access to two well proportioned double bedrooms, with

the principal bedroom benefiting from fitted wardrobes, together with a recently fitted shower room.

To the front, a gravelled frontage sets the property back from the road, while the two allocated parking spaces provide convenient off street parking.

The property also benefits from gas fired central heating via a new combi boiler with upgraded radiators, along with a recent EICR on the electrics, giving further reassurance to the incoming owner.

Combining character features with modern amenities, the property has been carefully renovated to create a home that feels both comfortable and contemporary, while retaining the charm of its original character. With its generous bedrooms, attractive garden, allocated parking and no onward chain, this is a home that is not to be missed.

Leasehold Property | 963 years remaining  
Ground Rent: £20 per annum (a peppercorn)  
Service Charge: Nil

### LOCATION

Appletree Court is situated within the established residential area of Worle, offering a convenient setting for everyday living with a good range of amenities close at hand.

The property is particularly well placed for access to Worle railway station, providing regular rail connections for those travelling further afield, while nearby bus stops also offer convenient local transport options.

## 25 APPLETREE COURT, WESTON-SUPER-MARE, BS22 6BA

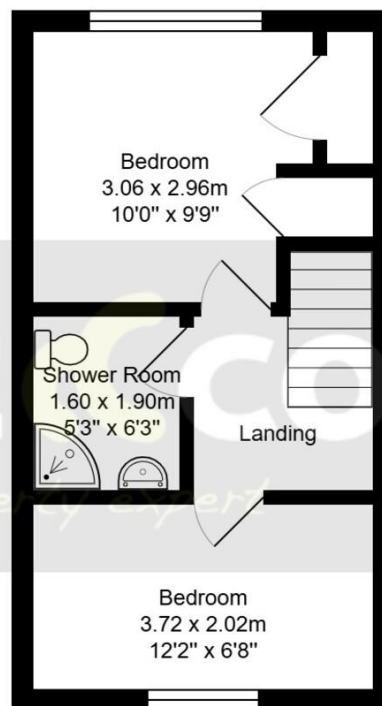
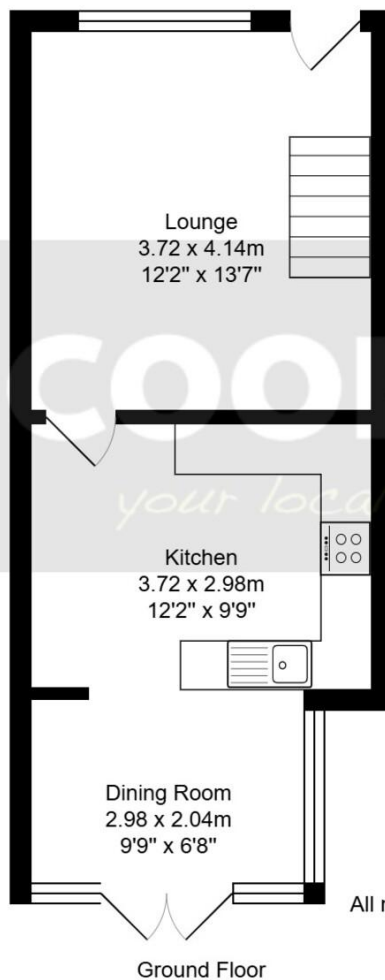
The surrounding area provides access to a variety of shops, supermarkets, schools and other everyday facilities, with Worle High Street and its wider range of amenities within easy reach. The M5 is also readily accessible, making the location well suited to commuters travelling towards Bristol, Taunton and beyond.



With a residential setting and excellent access to local transport links and amenities, Appletree Court provides a practical base for both first time buyers and those looking for a well connected home in Worle.



**Council Tax:**  
Band B  
**Local Authority:**  
North Somerset District Council



Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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