



Westbury Fields

ST MONICA TRUST

**17 Goddard Way**

**Three bedroom dormer bungalow with garden**



Westbury-on-Trym, Bristol BS10 6TG



St Monica Trust

**£550,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR



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View from living room

## Specification

- South east facing living room with private garden
- Spacious living room with bi-fold doors leading out onto a lawned garden
- Bedroom and shower room on the first floor
- Two bedrooms on the ground floor
- Shower room on the ground floor
- Modern kitchen with extractor fan, hob and eye level oven
- Generous hallway with storage
- To be redecorated and recarpeted throughout
- Constructed in 2003



**Typical kitchen**



**Typical shower room**

### **Annual service charge**

£11,551 single person per annum

£15,627 couple per annum

An annual boiler service and maintenance charge of £240

### **Viewings**

Please call the sales team

to book on **0117 949 4004**

### **Council tax**

Council Tax Band D

£2,583.89 per annum

### **EPC**

Current EPC Band C (Rating 74)

Potential EPC Band B (Rating 85)

#### **Please note**

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

You may need to meet with the Village Manager

as part of the allocations process. This will be booked at a time convenient to you.

#### **Ending your occupation of a property**

When you surrender your lease the Trust will

buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee.

Please refer to the Guide to Fees document for a worked example.

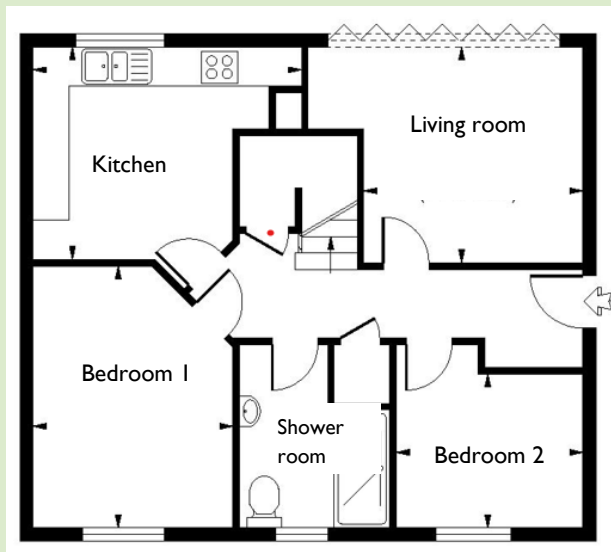


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## Living room

3.35m x 3.24m

11" x 10'8"

## Kitchen

4.08m x 3.24m

13'5" x 10'8"

## Bedroom 1

3.99m x 3.06m

13'1" x 10"

## Bedroom 2

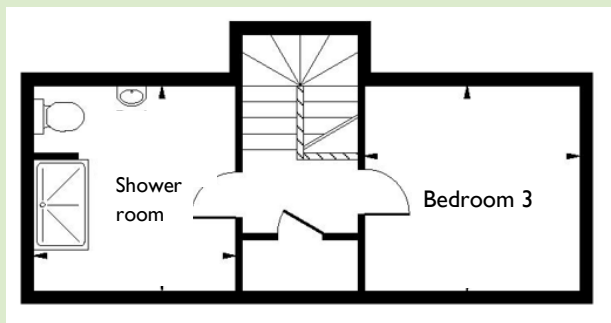
2.85m x 2.27m

9'4" x 7'5"

## Bedroom 3

3.32m x 3.19m

10'11" x 10'6"



Approximate internal floor area 89 SQM

To unsubscribe please telephone  
**0117 949 4004** or email  
**[sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)**



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