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West Wick

£218,000

- * Link Detached Coach House
- * 2 'Double' Bedrooms
- * 17'9" L-shaped Living Room
- * Own Private Entrance
- * Garage Beneath
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

35 De Salis Park, West Wick, Weston-s-Mare, BS24 7FP

Description

A rare opportunity to acquire an immaculate 'link-detached' coach house built by Bloor Homes in 2012, tucked away in a courtyard setting on the easterly fringes of popular West Wick, ideal for commuters and access to the M5. Spanning 4 garages dictates that the design of this home is larger than many, featuring a 17'9" L-shaped living room and both bedrooms can be considered as doubles, both measuring an impressive 14' in length. The double glazed and gas centrally heated accommodation is complemented with a garage beneath, measuring 17'8" x 8'2", incorporating a useful storage cupboard. Beautifully maintained throughout, hence early viewing advised.

Accommodation

Entrance

Own private entrance door opening to staircase rising to the first floor accommodation. Radiator.

Hall/Landing

Radiator. 'Velux' window. Store cupboard. Cupboard housing the gas combination boiler. Coved ceiling with access to loft.

L-Shaped Lounge/Diner 17' 9" x 10' 5" (5.41m x 3.17m) plus 7' 2" x 5' 5" (2.18m x 1.65m) 2 radiators. TV point. Double glazed window to front plus 'Velux' window. Telephone point.

Kitchen 12' 0" x 6' 10" (3.65m x 2.08m) Fitted with a range of floor and wall cupboards with roll edge work surfaces and 'metro style' tiling to splash backs. Inset single drainer stainless steel sink unit with central mixer tap. Space for washing machine or tumble dryer. Built-in electric oven and gas hob with cooker hood over. Radiator. Double glazed window to front.

Bedroom 1 14' 0" x 9' 6" (4.26m x 2.89m) Smooth ceiling finish with coving. Radiator. Double glazed window to front.

Bedroom 2 14' 2" x 7' 11" (4.31m x 2.41m) Smooth ceiling finish with coving Radiator. 'Velux' window.



Bathroom 6' 7" x 5' 6" (2.01m x 1.68m) White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Extractor fan. Radiator. Smooth ceiling finish with coving. Obscure double glazed window to front.

Outside

There is a garage, situated to the right hand side of the front entrance door for the coach house, measuring 17' 8" x 8' 2" with up and over door, light, power and under stair cupboard.

Tenure

Freehold, council tax band is 'B'.

The energy rating for this property is 'C'.

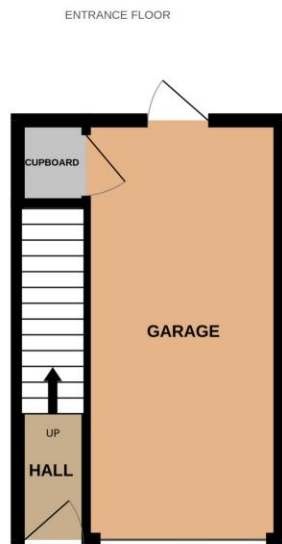


Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

Other Material Information

Gas central heating and double glazing. GOV.UK

illustrates a low risk of flooding from rivers and sea, very low risk from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast full fibre broadband available with a download speed of up to 1000 mbps, source: Openreach. The sellers have advised that they cannot complete until mid July 2024 at the earliest.



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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