

Longridge Way, Weston Village, Weston-Super-Mare, Somerset.

BS24 7HR

£175,000 Leasehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A coach house with a larger than average garage.

This modern coach house is set on Weston village and has quick and easy access to the dual carriageway, making getting onto the M5 and into Weston very easy.

The property is approached by a communal door on the ground floor, that serves just 2 properties, and once you are inside you have a hallway with loft access to the part boarded loft, a nice size living room/diner with dual aspect, making this a lovely light room, kitchen, 2 bedrooms (one double, one single), bathroom with a shower over the bathroom, plus gas central heating (boiler replaced in 2017), double glazing, a very useful brick built storage shed, and a large garage.

Council tax banding-B.....Lease 155 years from 2003.....Management fee as of February 2025 is £940 a year

## FEATURES

- Coach house apartment
- 2 bedrooms
- Large garage
- Gas central heating
- Living room/diner
- Double glazing
- EPC-C



## ROOM DESCRIPTIONS

### **Communal front door to the communal hallway**

This leads to just 2 properties

### **Door to the coach house**

### **Hallway:**

Loft access, part boarded. Small cupboard.

### **Living room:**

A lovely light room with dual aspect via 2 double glazed windows, 2 radiators.

### **Kitchen:**

Sink unit, floor and wall units, built in oven and hob, plumbing for washing machine, double glazed window

### **Bedroom 1:**

Radiator, double glazed window

### **Bedroom 2:**

Radiator, double glazed window

### **Bathroom:**

Bath with shower over, wash hand basin, WC, double glazed window, heated towel rail

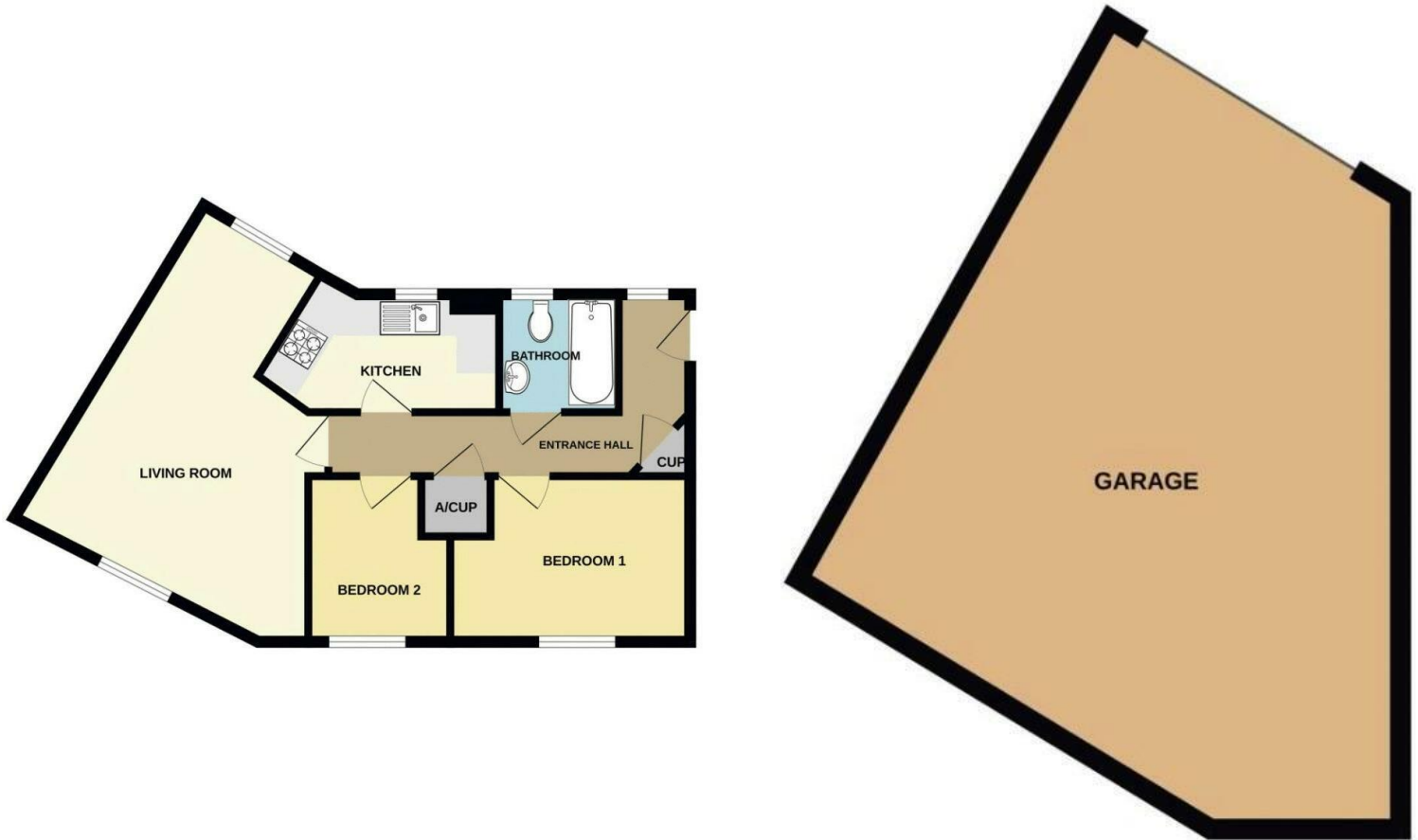
### **Garage:**


A larger than average garage with up and over door. 18" deep x 10' 7" widening to 18" at the back. Light and power





# FLOORPLAN & EPC



| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92+)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> | <b>72</b>   | <b>74</b> |
| (55-68)  | <b>D</b> |   |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |