

**Diamond Batch, Worle, Weston-Super-Mare, Somerset.  
BS24 7NB**

**£200,000 Leasehold**

**FOR SALE**



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This great size LEASEHOLD coach house is only 6 years old and is located in a quiet cul de sac near an apple orchard and a park and offers 2 bedrooms, lounge diner, car port and parking. The property is tucked off the road and has a lovely frontage with the front entrance having the stairs up to the property. The lounge diner is a generous size and there are 2 double bedrooms. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainage and a built in cupboard. The bathroom has a white suite of WC, wash basin and a bath with shower over. Outside to the rear is a courtyard with a car port beneath the property (far left) with parking in front of it and also a useful lock-up store area. Property is leasehold (993 years remaining) and we have been informed by the owner that the ground rent fee is the only fee payable at £150 per year.

## FEATURES

- Coach House (first floor flat)
- LEASEHOLD
- Two bedrooms
- Good sized living room
- Car port and a parking space underneath
- Close to Worle train station and motorway access
- Popular cul de sac location
- Near an apple orchard and a park
- Remainder of NHBC guarantee (4 yrs)
- EPC - B
- WALK THROUGH 360 VIDEO TOUR AVAILABLE





## ROOM DESCRIPTIONS

### Entrance Hall

Access at ground level and stairs to first floor

### Living Room

19' 5" x 10' 2" (5.92m x 3.10m)

Radiator; Upvc double glazed windows to front and rear

### Kitchen

10' 0" x 9' 8" (3.05m x 2.95m)

Upvc double glazed window to front; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainers and a built in cupboard.

### Bedroom 1

13' 8" x 9' 8" (4.17m x 2.95m)

Radiator; Upvc double glazed window to front

### Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m)

Radiator; Upvc double glazed window to rear

### Bathroom

6' 7" x 5' 5" (2.01m x 1.65m) The bathroom has a white suite of WC, wash basin and a bath with shower over.

### Outside

FRONT - well maintained front garden area

REAR - to the rear is a courtyard with a car port beneath the property (far left) with parking in front of it and also a useful lock-up store area.

CAR PORT - approx 19'5 x 9'7

PLEASE NOTE - Property is leasehold (993 years remaining) and we have been informed by the owner that the ground rent fee is the only fee payable at £150 per year.





## FLOORPLAN & EPC

### First Floor

Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 sq. feet)

