

Diamond Batch, Worle, Weston-Super-Mare, Somerset.

BS24 7NB

£210,000 Leasehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

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/drainer 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

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Coach House (first floor flat)
- 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



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

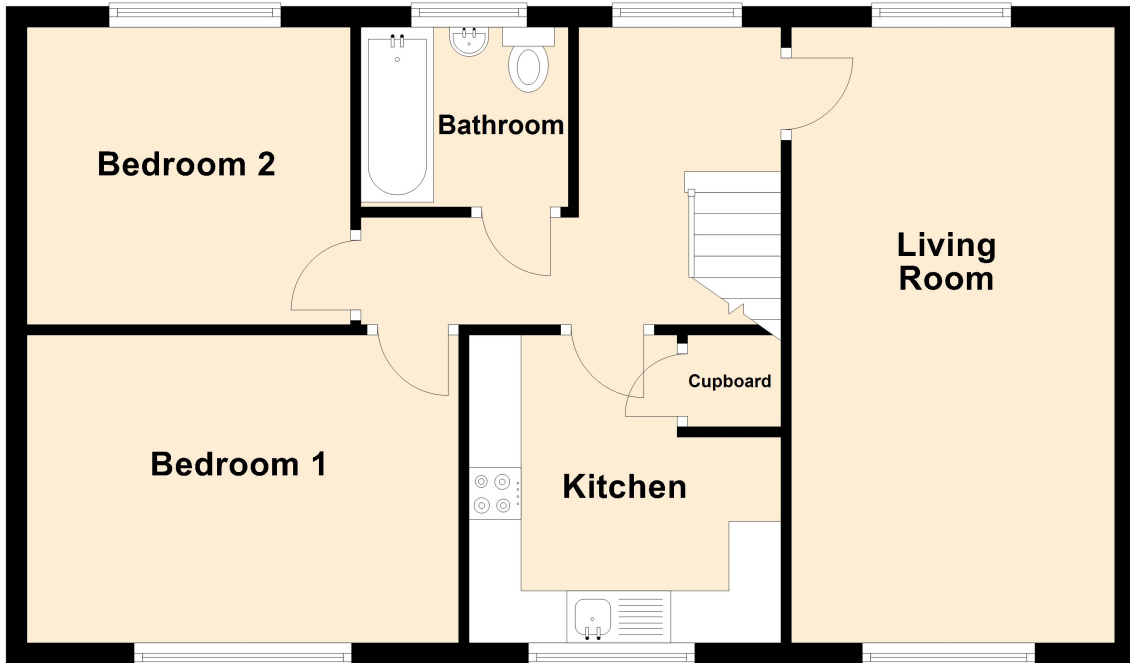
PLEASE NOTE - Property is leasehold (993 years remaining) and we have been informed by the owner that the ground rent fee is the only fee payable at £150 per year.



FLOORPLAN & EPC

First Floor

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



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	