

Sweetgrass Road, Weston Village, Weston-Super-Mare,  
Somerset. BS24 7BX

£205,000 Freehold

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 PRESENT... This two bedroom coach house in the sought after area of Weston Village with garage and garden.

This roomy property is in a very convenient location, within easy reach of Worle train station, the Morrisons shopping complex and the M5 motorway.

Internal accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

If you are looking for a two bedroom property in a convenient location then this may be for you, please call House Fox Estate Agents to book a viewing.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Coach House
- Two Bedrooms
- Garage
- Gas Central Heating
- UPVC Double Glazing
- Garden
- EPC - C
- Close to Amenities
- Sought After Location



## ROOM DESCRIPTIONS

### Entrance

Enter via UPVC double glazed obscure door through to entrance hall

### Entrance Hall

UPVC double glazed door opening through to garage, wall mounted consumer unit, stairs rising to first floor landing

### Living Room/Diner

10' 7" x 17' 9" (3.23m x 5.41m) UPVC double glazed obscure windows to front and rear aspects, two radiators, door through to;

### Kitchen

6' 2" x 11' 7" (1.88m x 3.53m) Range of wall to base units with roll edge worktops inset one and a half bowl stainless steel sink and drainer, integrated four ring gas hob with oven under, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed window to front aspect, radiator.

### Bedroom One

14' 0" x 9' 4" (4.27m x 2.84m) UPVC double glazed window to side aspect, radiator.

### Bedroom Two

13' 2" x 8' 1" (4.01m x 2.46m) UPVC double glazed window to front aspect, radiator.

### Bathroom

7' 2" x 5' 6" (2.18m x 1.68m) UPVC double glazed obscure window with front aspect, three piece white suite comprising low level WC, pedestal wash hand basin, paneled bath with shower attachment over, tiled splash prone areas, radiator.

### Garage

Double door through to garage with opening through to rear garden.

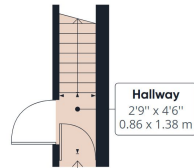
### Rear Garden

Fully enclosed rear garden laid to patio

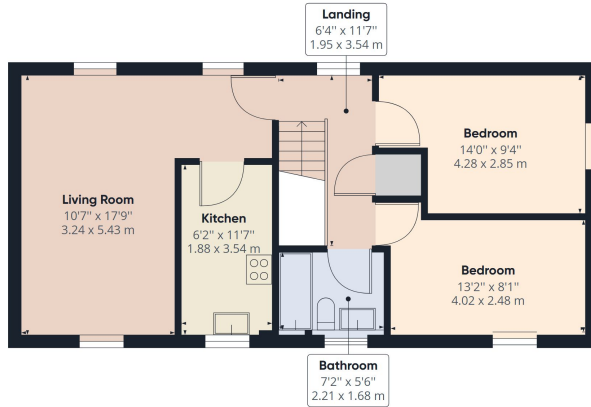




# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
689.17 ft<sup>2</sup>  
64.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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