



121 Longridge Way, Weston-super-Mare, North Somerset, BS24 7HA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£240,000

Charming detached coach house boasting two bedrooms which has been meticulously refurbished to perfection, offering an impeccable living space that exudes elegance and comfort. As you arrive, you'll be greeted by the convenience of allocated off-street parking within a courtyard setting, ensuring hassle-free parking. Step inside to discover a delightful interior flooded with natural light, creating a warm and inviting ambiance throughout. The attention to detail is evident in every corner, showcasing the extensive refurbishment undertaken to enhance both aesthetics and functionality. For those with hobbies or storage needs, a superb garage, workshop, and storage area provide ample space to organize and pursue your passions with ease. Whether you're relaxing in the cosy living space or entertaining guests, this home offers a seamless blend of style and practicality. Excellently located in the heart of the ever-popular Weston Village within reach of essential amenities, schools, and parks, this property is perfect for families and individuals alike. The property also provides fantastic transport links to the M5 motorway for the commuter. Don't miss the opportunity to make this house your home or add it to your investment portfolio.

- A fantastic example of a two bedroom, freehold, detached coachhouse
- Immaculately presented, and extensively refurbished throughout
- Allocated off street parking positioned within a courtyard setting
- Superb garage, workshop and storage area
- A wonderful, light and bright living space
- EPC rating: C74. Council tax band: B1



Accommodation

Entrance

On approach to the property there is a pathway leading to a composite double glazed entrance door into entrance hallway.

Hallway

Stairs rising from entrance hallway to first floor landing, ceiling light and radiator.

First floor landing

Doors to first floor rooms, useful airing cupboard and power supply point with fitted shelving and another useful storage cupboard housing, wall mounted, gas fired boiler and hanging rail.

Living / Dining Room

A light and bright living space with a UPVC double glazed window, radiator, archway opening to kitchen, two ceiling lights.

Kitchen

A very well presented kitchen, tile effect flooring, range of wall and floor units with worktops and tiled splashback's over. An inset composite sink and drainer with food waste disposer system. Four ring electric hob with oven under an extraction hood over, integrated fridge / freezer, slimline dishwasher and space and plumbing for washing machine. A UPVC double glazed window, part sloping ceiling, ceiling spotlight.

Bathroom

A fantastic main bathroom with tiled flooring and part tiled walls, low-level WC, wash hand basin over vanity unit, panel bath with main shower and shower screen over, part sloping ceiling with timber framed double glazed skylight window, heated towel rail, extractor fan and ceiling spotlight.

Bedroom One

A UPVC double glazed window, radiator, fantastic built-in storage cupboards and hanging rail, roof access hatch, ceiling light.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.

Outside

Parking

To the front of the property there is a privately owned area providing valuable off street parking. Added benefit of a fitted EV charging point.

Please note

The driveway is shared with neighbouring properties. Maintenance contributions TBC.

Garage

Up and over garage door, power supply points and lighting – useful understairs storage cupboard, UPVC double glazed window.

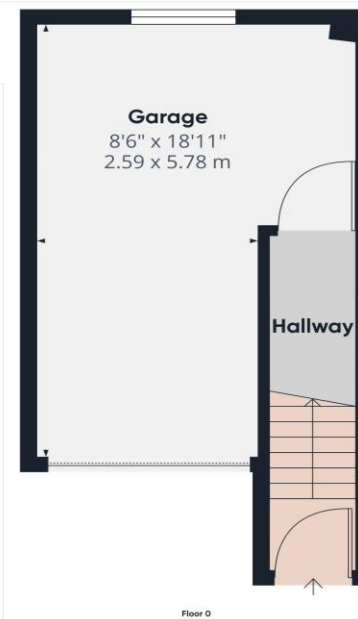
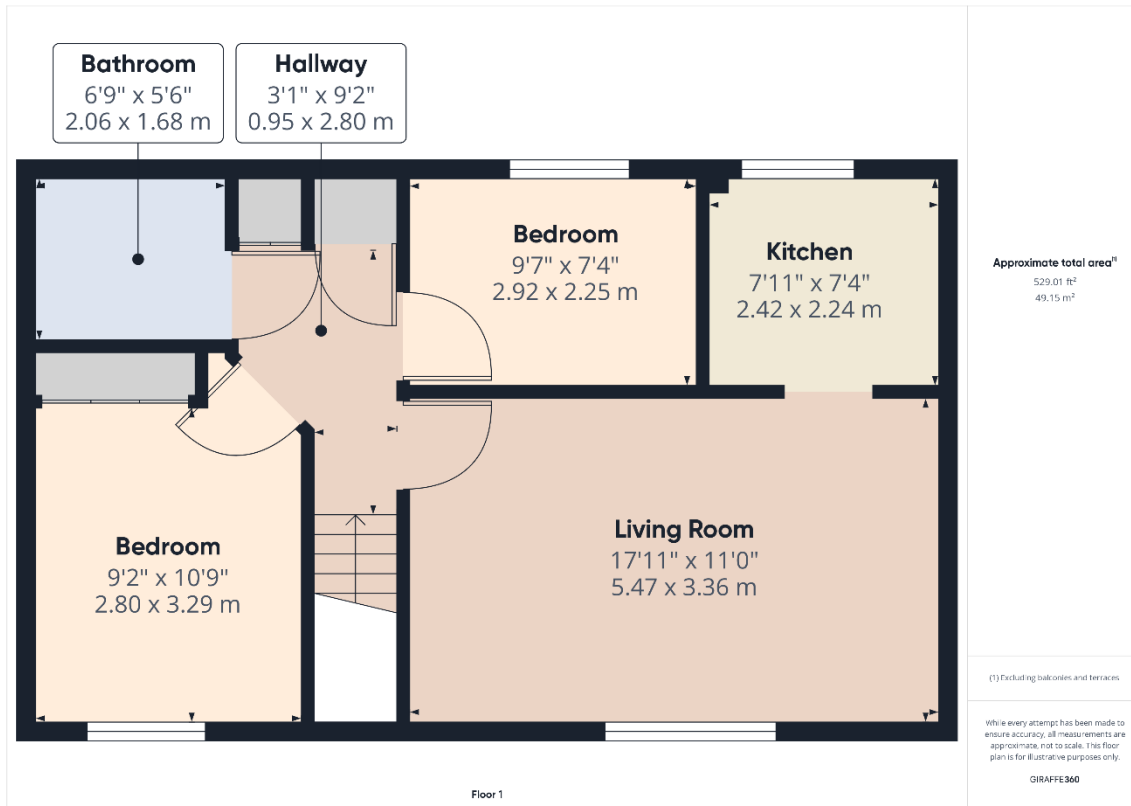
Tenure

Freehold tenure. The other garages underneath the properties are under long leases and owned by neighbouring properties.

Services

Mains electric, gas, mains drainage, mains water.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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