

# LAUREL & WYLDE

E S T A T E   A G E N T S



**18 EYERS ROAD, WESTON-SUPER-MARE, SOMERSET BS24 7EY**  
**£207,000**

\*\*\* SPACIOUS / DECEPTIVE COACH HOUSE \*\*\* WESTON VILLAGE \*\*\* NO ONWARD CHAIN \*\*\* LARGE  
LIVING / DINING & FAMILY ROOM \*\*\* KITCHEN \*\*\* TWO DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM  
\*\*\* GARAGE \*\*\*



### Hall/Landing

Entrance accessed through a obscure UPVC double glazed door, stairs leading to first floor landing, and ceiling light. wooden double glazed roof light, lift hatch giving access to roof space, radiatro, doors to the main living/kitchen/family room, and bedrooms and family bathroom.



### Lounge/Diner

A fabulous light and airy space, with living/dining space being an L shape and the kitchen on the side. Two large double glazed roof lights, front aspect UPVC double glazed window, ceiling lights, two radiators, ample space for furniture and dining.



### Kitchen

A front aspect room with a UPVC double glazed window, ceiling light, wood effect vinyl flooring, radiator. Fitted with a range of base and eye level units with wood effect square edge work surfaces, stainless steel sink, integrated oven with gas four ring hob and extractor hood over, tiled splashbacks, corner cupboard housing the worcester boiler, space for a tall fridge freezer, space and plumbing for a washing machine.

### Bedroom One

A front and light airy room with a UPVC double glazed window, ceiling light, radiator.



### Bedroom Two

A large roof light, ceiling light, radiator.



### Family Bathroom

Front aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, radiator, wash hand basin, low level WC, vinyl flooring, panle enclosed bath with chrome mixer tap, wall mounted mains shower system.



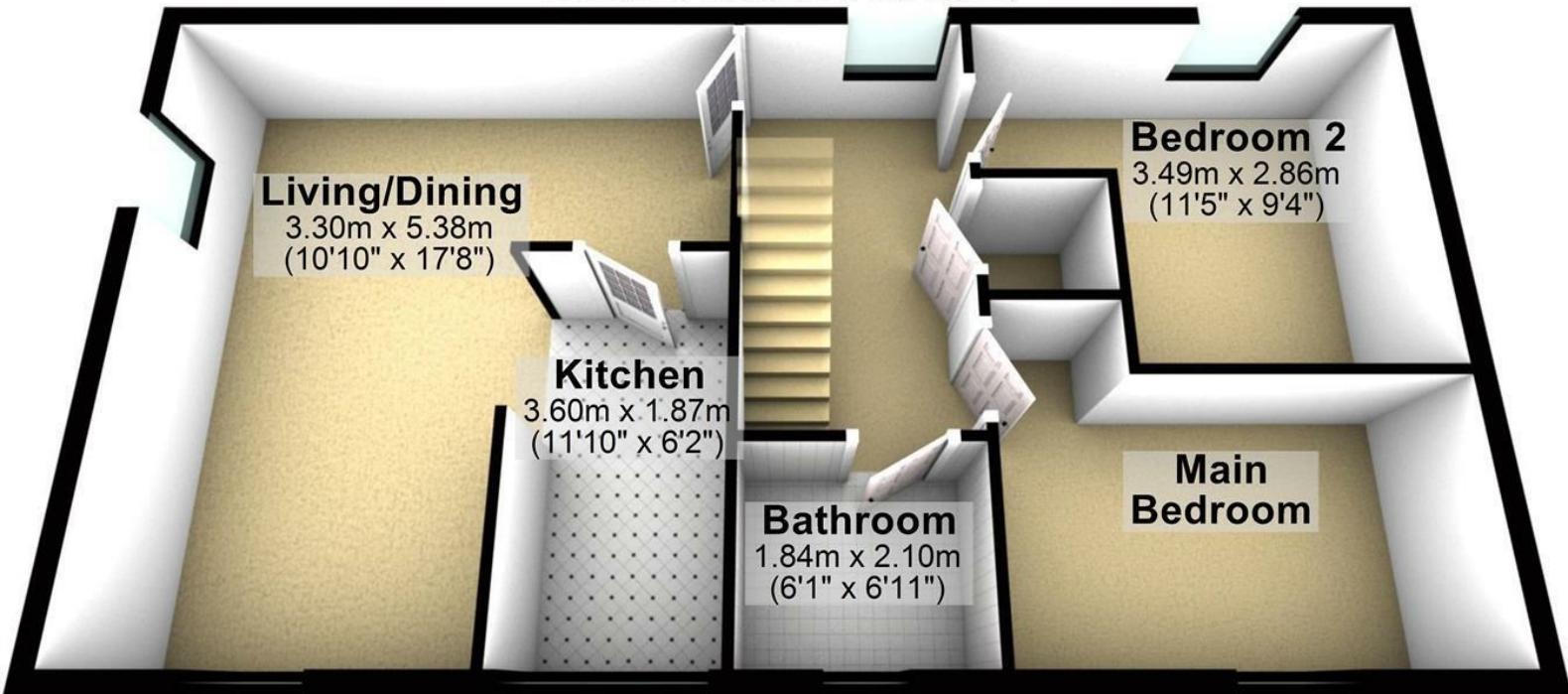


**Outside**

There is a garage with lighting and up and over door and on street parking.

## Ground Floor

Approx. 69.7 sq. metres (749.8 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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