



POLLARD ROAD, WESTON SUPER MARE, NORTH SOMERSET,



£195,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Detached two bedroom coach house with a garage and garden, situated in an attractive position, a short walk from local amenities and local schools! The property has been recently decorated throughout and would be a lovely first time purchase or investment.

Council Tax Band: B

Location

Located on the popular Weston Village development approximately 3/4 of a mile from Morrison's shopping complex and facilities including: doctors surgery, library, Nursery and Primary School. Weston-super-Mare town centre is approximately 3 miles away and has a comprehensive range of shopping and leisure amenities. For the commuter there are mainline railways at Worle Parkway and Weston-Super-Mare with direct links to Bristol Temple Meads and London Paddington. Motorway access at M5, Junction 21 (St. Georges). There is also a childrens play area approximately 300yds from the property.

Agents Note:

Please note, the owners have recently painted the property internally throughout.

Entrance Hall

Door to front. Radiator. Carpeted stairs to:

Landing

Carpeted flooring. Radiator. Doors to:

Living Room

Laminate flooring, vertical radiator and Upvc double glazed French doors with Juliet balcony. Archway to:

Kitchen

Fitted kitchen with space for appliances and a built-in kitchen Ben with gas hob. Upvc double glazed window. Two built-in cupboards (one housing gas boiler)





Bathroom

Bath with shower over. WC. Pedestal wash basin. Radiator. Tiled flooring. Spotlights.

Bedroom 1

Dual aspect upvc double glazed windows. Built-in double wardrobe. Radiator. Carpeted flooring.

Bedroom 2

Upvc double glazed window. Radiator. Laminate flooring.

Garage & Driveway.

Off street parking in tandem for two vehicles. The single garage has an up and over door to front, power and light.

Front Garden

The garden is to the front of the property with a level lawn, that could be made into private area to enjoy.

Material Information



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Approx Gross Internal Area
64 sq m / 688 sq ft



First Floor
Approx 50 sq m / 543 sq ft

Garage
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract