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# Harris & Lee

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*Weston Village*

*OIRO £200,000*

- \* *2 Bedroom Coach House*
- \* *Impressive Large Garage*
- \* *L-shaped Living Room*
- \* *Separate Kitchen*
- \* *G/C Heating & D/Glazing*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

# Crocus Cottage, 207 Longridge Way, Weston Village, BS24 7HR

## Description

There is NO ONWARD CHAIN with this 2 bedroom 'Coach House' style home featuring an impressive, much larger than average garage measuring 18' in length, by 10' minimum increasing to circa 18' wide maximum, with power and lighting. There is shape and character to the gas centrally heated and double glazed accommodation which includes an L-shaped living space providing sitting and dining areas. Many will appreciate that the kitchen is separate. 'Crocus Cottage' is situated towards the westerly fringes of Weston Village and shares an entrance with 'Daisy Cottage' adjacent. A rare opportunity to acquire a coach house with such a large garage offering a wealth of flexibility.

## Accommodation

### Entrance

Shared entrance with another coach house, door opens to stairs rising to the first floor, door on the left hand side for no.207.

### Entrance Hall

Built-in cupboard housing the fuse box. Laminate flooring. Radiator. Access to loft space. Coved ceiling. Built-in cupboard housing the gas fired boiler. Double glazed window to rear aspect.

**Living Room** 18' 0" x 15' 9" (5.48m x 4.80m) reducing to 6'10". An L-shaped angled room with character incorporating lounge and dining areas. TV point, radiator, smooth ceiling finish with coving. Dual aspect double glazed windows.

**Kitchen** 10' 6" average x 5' 10" (3.20m x 1.78m)

Fitted wall and base units, roll edge work surfaces, sink unit with mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. Tiled flooring. Smooth ceiling finish with coving. Radiator. Double glazed window to rear aspect.

**Bedroom 1** 11' 9" x 8' 2" (3.58m x 2.49m) maximum.

Smooth ceiling finish, radiator, double glazed window to front aspect.

**Bedroom 2** 8' 2" x 7' 1" (2.49m x 2.16m) maximum.

Smooth ceiling finish, radiator, double glazed window to front aspect.

**Bathroom** 6' 0" x 5' 11" (1.83m x 1.80m)

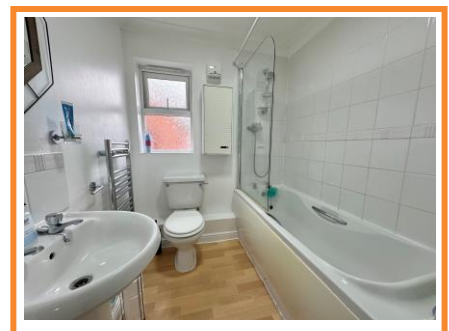
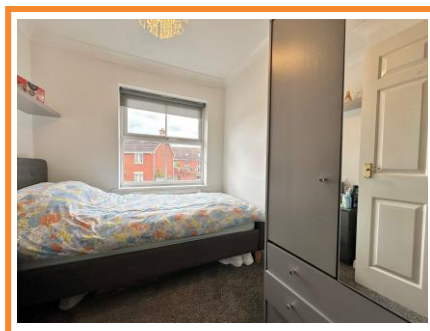
White suite of bath with shower and side screen, pedestal wash hand basin and low level WC. Heated towel rail, coved ceiling. Obscure double glazed window.

### Outside

There is a useful brick built integral storage shed belonging to this property. A particular feature of this coach house is a much larger than average garage, accessed from the shared courtyard behind this home. The garage measures 18' in length x 10' minimum and this widens to the side to circa 18' in width providing a great deal of flexibility. Up and over door, power and lighting connected. The occupier also parks a car on a hard standing to the front of the property.

### Tenure

Leasehold, council tax band is 'B'.



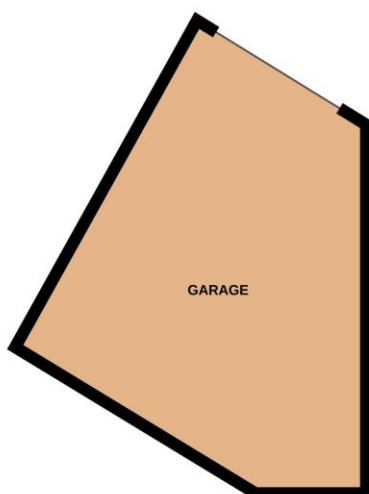
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast full fibre broadband available with a download speed of up to 1800mbps, source: Openreach.

The energy rating for this property is 'C'.

GROUND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



FIRST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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