



1 POLLARD ROAD

Weston-Super-Mare, BS24 7BZ

Price £199,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE CONDITION & NO CHAIN! * Beautifully updated by the current owner, this FREEHOLD detached coach house is presented in true move-in ready condition. Featuring an updated boiler and modernised kitchen, along with redecoration throughout, it offers the perfect turn-key home for buyers seeking style and convenience.

The accommodation briefly comprises of; an entrance hall with updated front door and stairs leading to the first floor landing, a spacious living room with Juliet balcony doors, and a refitted kitchen complete with an integrated fridge/freezer and two generous storage cupboards - one housing the updated gas combination boiler. You'll also find two well-proportioned bedrooms and a contemporary bathroom, all maintained to an great standard.

Externally, the property benefits from a driveway leading to the garage with power, lighting, and additional under-stair storage.

Ideally located with easy access to local schools, shops, and transport links, this property is perfect for commuters or those taking their first step onto the property ladder. Early viewing is highly recommended- contact us today to avoid missing out!

Situation

- 0.62 miles - Worle Train Station
 - 1.19 miles - Junction 21 of the M5
 - 0.31 miles - Morrisons Supermarket
 - 0.89 miles - Priory Secondary School
 - 0.22 miles - Herons' Moor Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Updated composite front door opening into the entrance hall with consumer unit and stairs rising to;

Hallway

Radiator and doors to;

Living Room

17'7" x 9'1" (5.36m x 2.77m)

uPVC double glazed 'Juliet balcony' doors to the front, radiator, television point and archway to;

Kitchen

uPVC double glazed window to front, refitted kitchen comprising of a range of matching eye and base level units with complementary worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, inset fan assisted oven with electric hob and extractor over, integrated fridge/freezer, space for integrated washing machine, storage pantry cupboard and additional storage cupboard housing the updated gas central heating combination boiler.

Bedroom One

11'7" x 9'0" (3.53m x 2.74m)

uPVC double glazed window to front, loft access and radiator.

Bedroom Two

8'6" x 7'5" (2.59m x 2.26m)

uPVC double glazed window to rear and radiator.

Bathroom

White suite comprising of low level W/C, hand wash basin with taps over and tiled surround, panelled bath with taps and mains shower over, tiled surround, wall mounted storage units, radiator and extractor.

Garage & Parking

17'8" x 8'6" (5.38m x 2.59m)

The garage has an up and over door to the front with power, lighting and

under-stair storage area. In front of the garage is the driveway allowing off street parking for at least one vehicle or potentially two depending on the size.

Material Information

We have been advised the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

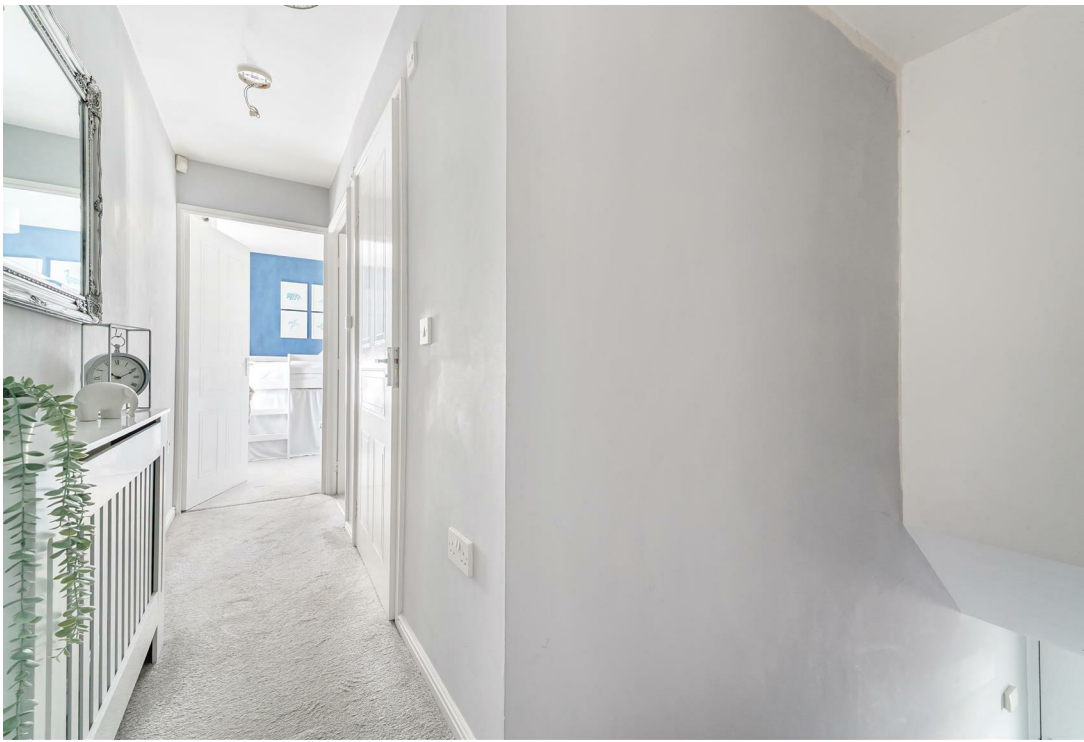
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



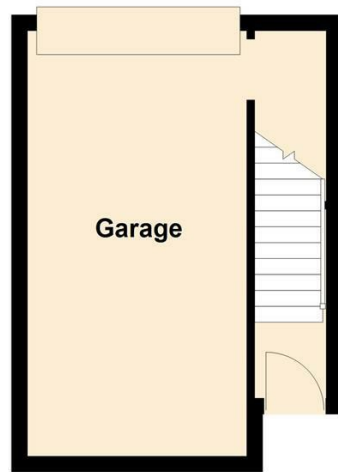






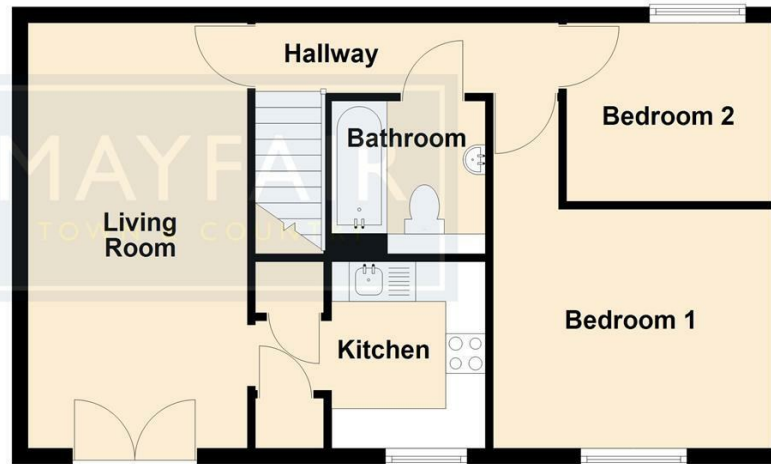
Ground Floor

Approx. 210.2 sq. feet



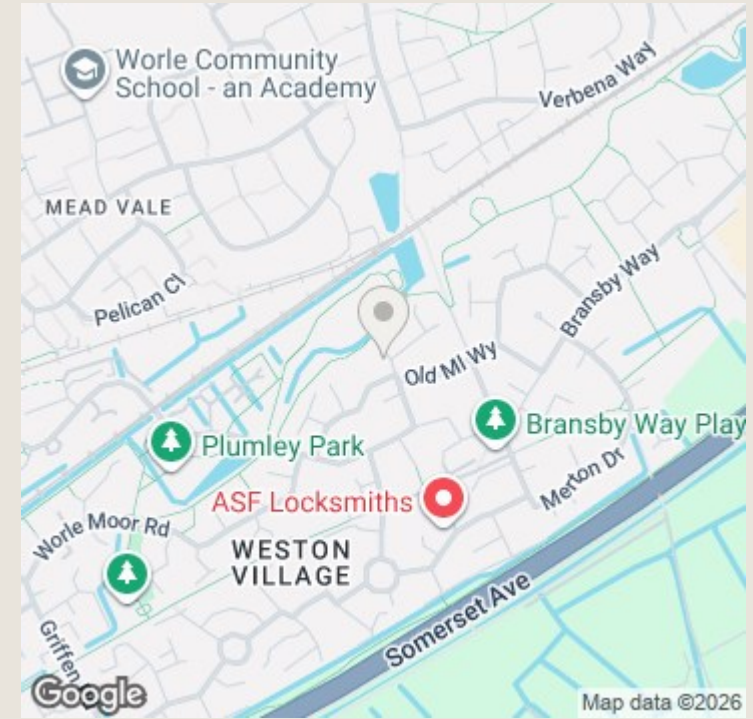
First Floor

Approx. 543.4 sq. feet



Total area: approx. 753.6 sq. feet

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

