

123E Church Road Weston- Super-Mare BS22 9EL

£450,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1260.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

3



Warmth

Gas Central Heating



Parking

Allocated Off-Street



Outside

Front & Rear



EPC Rating

B



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

Beautifully converted former coach house, offered to the market with no onward chain and positioned within a charming mews-style setting on Worle hillside - 123E Church Road is a pretty stone-built home, converted in 2020 to create a stylish and versatile property with a thoughtful layout arranged over two floors. The accommodation is accessed via a spacious entrance hall, immediately giving a sense of the character and practicality found throughout. To the rear, the open plan kitchen dining room forms the heart of the home and enjoys a pleasant outlook over the courtyard garden. The kitchen is fitted with a range of well-appointed wall and base cabinets with timber work surfaces over, together with a selection of integrated appliances, opening naturally into the dining area. This bright and airy dual-aspect space benefits from bi-fold doors leading directly to the rear courtyard garden, creating a lovely connection between inside and out. The dining area is currently arranged as a lounge, showing the flexibility of the layout. A separate sitting room provides a cosy additional reception space, ideal for sitting back and relaxing. The ground floor also includes a double bedroom and separate shower room with WC, allowing genuine single-level living if required. To the first floor, there are two further double bedrooms, with the principal bedroom benefitting from en-suite facilities. A sizeable landing provides a useful study or home office area, ideal for those needing a quiet space to work from home.

Externally, the property enjoys a private enclosed courtyard garden, laid to flagstones for ease of maintenance and enclosed by attractive stone walling. Raised planters add interest and provide space for planting, helping to soften the courtyard while keeping the garden practical and manageable. Bi-fold doors from the open plan living space make this a natural extension of the home during the warmer months, ideal for outdoor seating, summer dining or a quiet morning coffee. To the side of the property, tandem off-street parking is provided for two vehicles, a particularly valuable feature within this tucked-away setting.

Church Road is conveniently situated on Worle hillside, well placed for access to local amenities, public transport and the wider road network. Worle High Street offers a range of everyday shops, cafes and services, while further facilities can be found in nearby Weston-super-Mare. The area is also well served by transport links, with Worle railway station providing mainline connections and the M5 motorway within easy reach for commuters. With its attractive stone elevations, flexible three-bedroom layout, ground floor bedroom and shower room, courtyard garden and two parking spaces, 123E Church Road represents a rare opportunity to acquire a characterful yet modern home in a convenient Worle hillside setting.



## Recently modernised period coach house on Worle's hillside



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

### TENURE

Freehold with annual estate charge of TBC

### UTILITIES

Mains electric

Mains gas

Mains water

Mains drainage

### HEATING

Gas-fired central heating

### BROADBAND

Ultrafast broadband is available with the highest available download speed of 1800 Mbps and the highest available upload speed of 220 Mbps.

This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you to make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



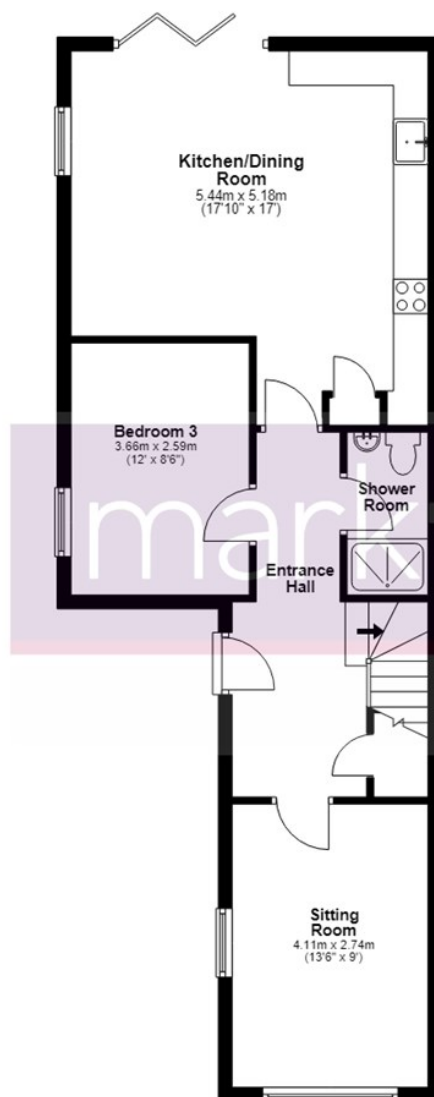
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### Ground Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 117.1 sq. metres (1260.0 sq. feet)

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.

Plan produced using PlanUp.