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Haywood Village — OIRO £235,000

* 2 Bed End of Terrace
* South Westerly Gardens
* Driveway Parking to Side
* 24' Open Plan Living
* Downstairs WC
* NO ONWARD CHAIN







114 High Street, Worle, BS22 6HD

1 Cougar Road, Haywood Village, Weston-s-Mare, BS24 8FX

Description
Ready to move into 2 bedroom end of terrace home offered with 'no onward chain'. An adjacent tarmac driveway provides tandem parking for 2 cars and also dictates that the rear garden is of an excellent size, stretching around to the side whilst enjoying a south and westerly aspect. Stylish open plan layout downstairs featuring a 24' living room with kitchen and breakfast facilities. Both bedrooms can accommodate a double bed and many will appreciate the benefits of a downstairs WC. An energy efficient 'B' rated modern home, built in 2022 so is still under warranty. The impressive gardens are undoubtedly a USP and feature a wooden decked seating area with canopy over to shelter you from the elements. Early viewing advised.

Accommodation
Entrance
Front entrance door, with canopy shelter over and outside light, opening into lobby, with radiator and smooth ceiling finish.

Downstairs WC
Wash hand basin with tiled splash back. Low level WC. Radiator, extractor fan.

Open Plan Living Room/Kitchen 24' 8'' x 12' 9'' (7.51m x 3.88m) reducing to 9'1", including stairs to first floor with useful recess beneath. A dual aspect space with double glazed window to front aspect and French doors to rear garden. The kitchen area is fitted with wall and base units, with a matt finish, complementing work surfaces and breakfast bar. 1 and 1/2 bowl sink unit with mixer tap and upstand splash backs. Integrated oven and 4 ring gas hob with cooker hood above. Space for upright fridge/freezer and washing machine. Concealed gas fired boiler. 2 radiators, smooth ceiling finish.

First Floor Landing
Smooth ceiling finish. Doors to remaining rooms.

Bedroom 1 10' 2'' x 9' 10'' (3.10m x 2.99m) plus built-in cupboard and adjacent walk-in wardrobe. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

Bedroom 2 12' 9'' x 7' 1'' (3.88m x 2.16m)
Radiator, smooth ceiling finish. Double glazed windows to front aspect.



Bathroom 6' 10'' x 6' 0'' (2.08m x 1.83m)
White suite of panelled bath with mains shower and side screen, pedestal wash hand basin and low level WC. Partly tiled walls, extractor fan. Radiator, smooth ceiling finish.

Outside
Driveway to side providing off road parking for 2 cars, in tandem. Gated side access into a particular feature of this property, a lovely size side and rear garden benefitting from a south and westerly aspect. The garden is laid to artificial grass, patio and stone chippings for reduced maintenance, plus a wooden decked seating area with canopy shelter over. Outside tap, outside power points and garden shed.

Tenure
Freehold, 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.

Rear Garden



Large Plot

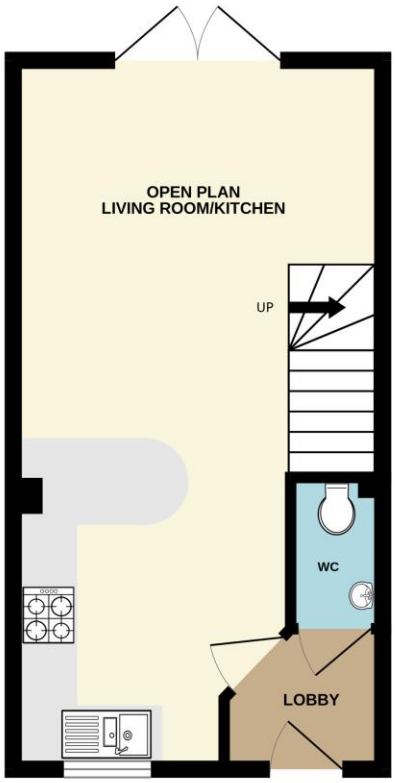




Setting



GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.

