



Olive

ESTATE AGENTS



18 Eyers Road, Weston-Super-Mare, Somerset BS24 7EY £190,000

*** SPACIOUS / DECEPTIVE COACH HOUSE WITH A MUCH LARGER THAN AVERAGE GARAGE, RIPE FOR CONVERSION TO A CINEMA ROOM OR GAMES ROOM ETC *** WESTON VILLAGE *** QUIET LOCATION *** NO ONWARD CHAIN *** LARGE LIVING / DINING & FAMILY ROOM *** KITCHEN *** TWO DOUBLE BEDROOMS *** FAMILY BATHROOM *** EPC C *** COUNCIL TAX B ***

Hall/Landing

Entrance assessed through a obscure UPVC double glazed door, stairs leading to first floor landing, and ceiling light. wooden double glazed roof light, lift hatch giving access to roof space, radiator, doors to the main living/kitchen/family room, and bedrooms and family bathroom.



Bedroom One

A front and light airy room with a UPVC double glazed window, ceiling light, radiator.



Lounge/Diner

A fabulous light and airy space, with living/dining space being an L shape and the kitchen on the side. Two large double glazed roof lights, front aspect UPVC double glazed window, ceiling lights, two radiators, ample space for furniture and dining.



Bedroom Two

A large roof light, ceiling light, radiator.



Kitchen

A front aspect room with a UPVC double glazed window, ceiling light, wood effect vinyl flooring, radiator. Fitted with a range of base and eye level units with wood effect square edge work surfaces, stainless steel sink, integrated oven with gas four ring hob and extractor hood over, tiled splashbacks, corner cupboard housing the worcester boiler, space for a tall fridge freezer, space and plumbing for a washing machine.

Family Bathroom

Front aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, radiator, wash hand basin, low level WC, vinyl flooring, panle enclosed bath with chrome mixer tap, wall mounted mains shower system.



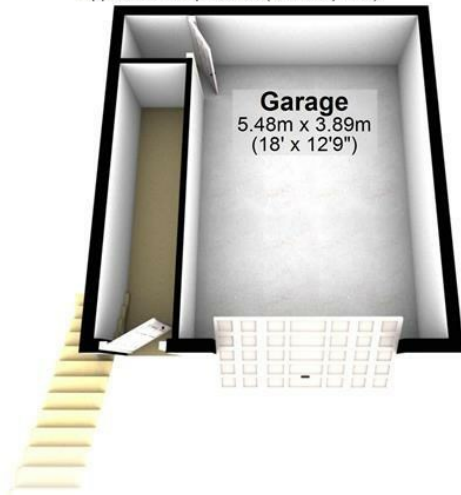
Outside

There is a garage with lighting and up and over door and on street parking.



Basement

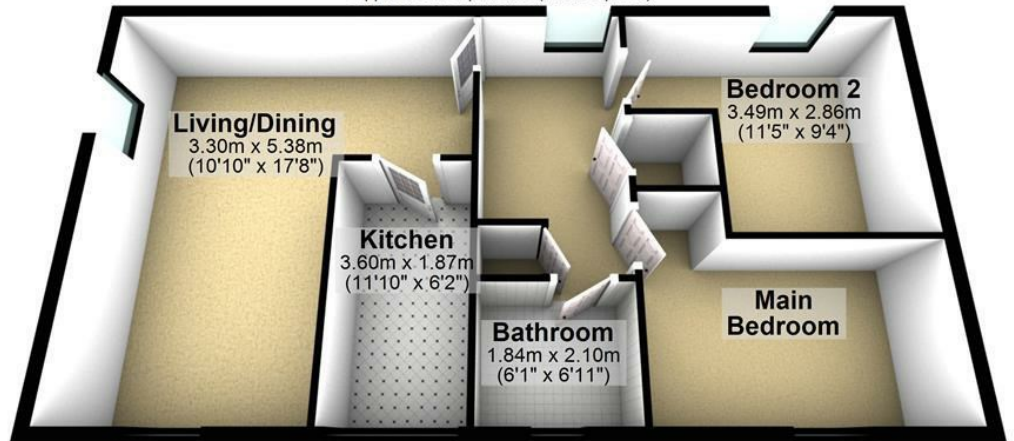
Approx. 28.0 sq. metres (301.5 sq. feet)



Garage
5.48m x 3.89m
(18' x 12'9")

Ground Floor

Approx. 69.7 sq. metres (749.8 sq. feet)



Living/Dining
3.30m x 5.38m
(10'10" x 17'8")

Kitchen
3.60m x 1.87m
(11'10" x 6'2")

Bathroom
1.84m x 2.10m
(6'1" x 6'11")

Bedroom 2
3.49m x 2.86m
(11'5" x 9'4")

Main Bedroom

Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		