

**STUART
OLIVER**
RESIDENTIAL



19 Cobham Parade, Haywood Village, Weston Super Mare, BS24 8EG
£360,000 Leasehold

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- Popular Haywood Village
- Detached home
- Four double bedrooms
- Ensuite to main bedroom
- Modern family bathroom
- Two reception rooms
- Stunning Kitchen/breakfast/
sitting room
- Downstairs cloakroom
- Lovely rear garden

An immaculate detached home built by Charles Church and located in the ever popular Haywood Village. The property has four double bedrooms on the first floor with a family bathroom and ensuite to the main bedroom. Downstairs there are two separate reception rooms, cloakroom and a stunning kitchen/breakfast/sitting room. Haywood Village is well served with its own junior school, pre-school/nursery, various cycle and walking routes, enclosed children play areas and four new shopping units. For the commuter junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a bus service providing access to most areas of Weston super Mare and outlying districts to include Bristol. There are two mainline train station at Worle Parkway and Weston super Mare providing fast easy access to all major cities and Bristol International Airport is approximately a 30-minute drive away



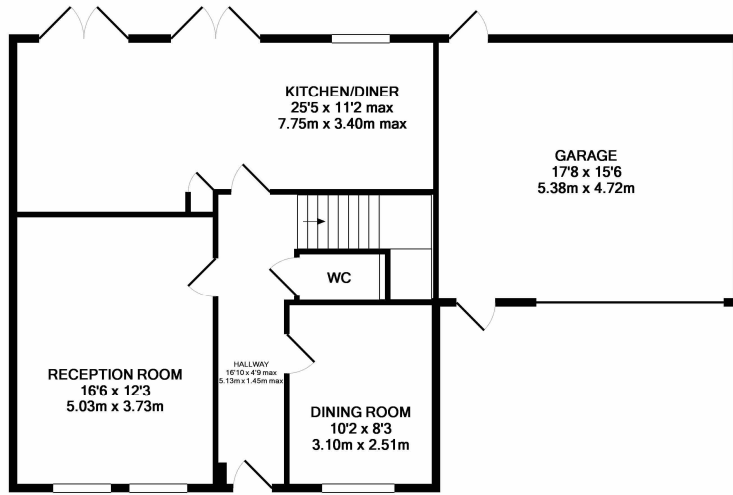


An immaculate four bedroom detached house built by Charles Church which is presented to the market in stylish show home condition. Upon entering the property you are greeted by a light and spacious hallway which has doors to the lounge, dining room/study, cloakroom and the large kitchen/dining/family room which spans the width of the house and has two sets of French doors opening out onto the rear garden, The kitchen area has an ample range of eye and base level units with granite effect work tops incorporating the drainer for the one and a half bowl sink. There are many built in appliances including a washing machine, dishwasher, fridge/freezer, four ring electric hob with extractor fan over and double oven under, then there is the spacious dining/breakfast area and family/sitting area, this whole room makes a wonderful entertaining space. The main reception room is a very spacious room and enjoys views to the front.

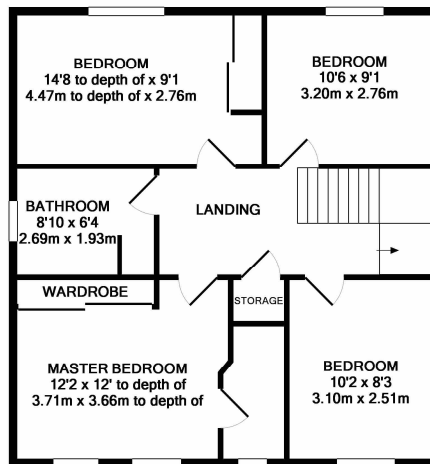
The first floor boasts a spacious landing with doors to all bedrooms and the family bathroom. The master bedroom benefits from a range of built in mirror fronted wardrobes and an en-suite shower room with a walk-in shower cubicle. The remaining three bedrooms are all double bedrooms and there is a modern family bathroom with a matching white suite with a separate shower cubicle. The property has double glazing throughout and has gas central heating.

Outside there is lovely rear garden 47'10 x 32'3 with a patio area and side gated access to the front. The garden is very private and fenced to all sides backing onto playing fields to the rear. From the garden there is access into the large garage measuring 15'10 x 17'8 with up and over garage door and a further door to the front two parking spaces. The front garden has railings and is gated.





GROUND FLOOR
APPROX. FLOOR
AREA 922 SQ.FT.
(85.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1574 SQ.FT. (146.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 Plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	