



## 21 LONGRIDGE WAY, WSM

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### ASKING PRICE OF £215,000

**COOKE & CO**  
*your local property expert*

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO BEDROOM COACH HOUSE
- OFF STREET PARKING & GARAGE
- CONVENIENT LOCATION
- GENEROUS LIVING SPACE
- FREEHOLD PROPERTY

# 21 LONGRIDGE WAY, BS24 7EB



Offered with no onward chain, this well-presented two-bedroom coach house combines practicality with comfortable living, making it an ideal first-time purchase or a smart investment opportunity. Benefiting from off-street parking and an integral garage, the property is both convenient and appealing.

The interior is bright, airy, and thoughtfully laid out. The accommodation briefly comprises an entrance hall with internal access to the garage and stairs rising to the first floor. Upstairs, a spacious dual-aspect lounge diner provides a versatile living and entertaining space, while the modern fitted kitchen includes an integrated cooker and ample storage. There are also two well-proportioned double bedrooms and a family bathroom, all presented in good order.

Externally, the property continues to impress with off-street parking for one vehicle in addition to the integral garage, offering further storage or secure parking.

## LOCATION

Weston Village is a highly regarded and well-established residential area, popular with families and professionals alike for its balance of convenience and community feel. Designed with everyday living in mind, it offers a range of local amenities including shops, supermarkets, cafés and healthcare facilities, all within easy reach.

The area is particularly well served by respected primary and secondary schools, along with green open spaces, parks and play areas that create a welcoming environment for families. Commuters benefit from excellent transport links, with straightforward access to the M5 and strong public transport connections to surrounding towns and cities.

With its modern homes, pedestrian-friendly layout and strong sense of neighbourhood identity, Weston Village provides a practical yet attractive setting for long-term living.

## ENTRANCE HALL

Access to integral garage, stairs to first floor

## LOUNGE/DINER

17' 4" x 17' 0" (5.3m x 5.2m) UPVC double glazed windows to front and rear, stairs to ground floor, access to hall and kitchen, radiators, flooring laid to carpet.

## KITCHEN

9' 6" x 7' 6" (2.9m x 2.3m) UPVC double glazed window to front, wall and floor mounted cupboards with counter top over, inset stainless steel sink and drainer, integrated hob and cooker with hood over, space and plumbing for washing machine.

## BATHROOM

7' 10" x 5' 6" (2.4m x 1.7m) UPVC double glazed window to rear, bath with shower over, hand wash basin, low level WC.

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## BEDROOM

15' 5" x 10' 2" (4.7m x 3.1m) UPVC double glazed windows to front, radiator, flooring laid to carpet.



## BEDROOM

12' 1" x 6' 10" (3.7m x 2.1m) UPVC double glazed window to rear, fitted wardrobe, radiator, flooring laid to carpet.



## Council Tax:

Band B

## Local Authority:

North Somerset District Council



Ground Floor

Total Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>

First Floor

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

