



6 OAKDALE GARDENS, WORLE.

£299,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED HOUSE
- 2/3 DOUBLE BEDROOMS
- ADAPTABLE ACCOMMODATION
- CLOSE TO SHOPS
- PRIVATE REAR GARDEN
- GARAGE & PARKING

6 OAKDALE GARDENS, BS22 6AS.



THE PROPERTY

Conveniently located 2/3 bedroom detached 1970's built house situated in a mature cul-de-sac within a level easy walk of the High Street shops.

Maintained in good order throughout the house offers 2 double bedrooms and a bathroom on the first floor, with the option of a third bedroom or a second reception on the ground floor. This level also offers a cloak/shower room and kitchen.

Set in easily managed gardens which are enclosed and private at the rear. There is ample off road parking leading to an attached garage.

A comfortable economic to run house with gas central heating, double glazing and cavity wall insulation.

ENTRANCE HALL

with radiator. Entered by a upvc door

SHOWER ROOM/CLOACKROOM

with shower cubicle, WC, wash basin and a ladder radiator.

ATTRACTIVE LOUNGE

14' 3" x 12' 4" (4.34m x 3.76m) a feature reception room which overlooks the front garden. Double radiator and arch way to a small...

BREAKFAST AREA

9' 1" x 6' 4" (2.77m x 1.93m) with double radiator.

DINING ROOM/BEDROOM 3

11' 2" x 10' 6" (3.4m x 3.2m) with rear garden outlook, radiator and understair cupboard.

KITCHEN

9' x 8' 3" (2.74m x 2.51m) which overlooks the rear garden to which there is access.

Fitted with a range of light oak units. Matching working surface areas with an inset stainless steel sink unit. Plumbing for a washing machine and a concealed gas fired boiler

FIRST FLOOR LANDING

with 2 built in storage cupboards.

BEDROOM 1

14' 8" x 12' 6" (4.47m x 3.81m) an excellent double bedroom with a pleasant outlook to the front, radiator and an extensive storage area.

BEDROOM 2

11' 7" x 10' 6" (3.53m x 3.2m) another good size double bedroom with radiator.

BATHROOM

with white suite comprising a panelled bath and a wash basin with WC set into a built in surround with storage below and a radiator.

OUTSIDE

Ample driveway to an attached garage with up and over door, power and light.

Pebbled front garden. Enclosed and very private rear garden with a patio area and pebbled section with well stocked border, outside light and side access.

TENURE

Freehold

6 OAKDALE GARDENS, WESTON-SUPER-MARE, BS22 6AS



Council Tax:
Band C
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.

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