



5 MONTACUTE CIRCUS, W-S-M BS24 7FD

£259,995

COOKE & CO
your local property expert

PROPERTY FEATURES

- SPACIOUS TERRACED HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- FULLY FITTED KITCHEN
- FAMILY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CAR PORT PARKING
- NO ONWARD CHAIN

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FRONT GARDEN

Fully enclosed and laid to lawn, entrance into

HALLWAY

Double glazed window to front, stairs rising to first floor, radiator

CLOAKROOM

Double glazed window to front, radiator, low level WC and washbasin, consumer unit

LOUNGE

16' 9" x 9' 9" (5.11m x 2.97m) Double glazed window to front, two radiators, double glazed patio doors to garden

KITCHEN/DINER

17' 0" x 9' 4" (5.18m x 2.84m) Understairs storage cupboard, double glazed window to front, double glazed French doors to garden, radiator, range of base units with worktop over, inset 1 1/2 bowl sink, built in oven with hob over, space for washing machine, fridge freezer and further appliances. Wall mounted Worcester boiler

LANDING

Double glazed window to rear, radiator, access to roof void

BEDROOM 1

11' 2" x 11' 3" (3.4m x 3.43m) Two double glazed windows to front, radiator, fitted wardrobe with sliding doors

EN-SUITE

White suite comprising of wash basin. low level W.C and fully tiled corner shower enclosure with mains shower

BEDROOM 2

10' 2" x 8' 6" (3.1m x 2.59m) Double glazed window to front, radiator

BEDROOM 3

8' 3" x 6' 9" (2.51m x 2.06m) Double glazed window to rear, radiator

BATHROOM

White suite comprising bath with shower mixer tap over, low level W.C and washbasin, radiator, airing cupboard housing hot water cylinder

OUTSIDE

Rear garden, fully enclosed and laid to patio and lawned area, gated access to courtyard area leading to...

Car port, with parking for several vehicles

5 MONTACUTE CIRCUS, WESTON-SUPER-MARE, BS24 7FD



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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.

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