



## 18 FOREST DRIVE, W-S-M BS23 2UB

---

### ASKING PRICE OF £384,950

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

#### PROPERTY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- FITTED KITCHEN
- DRIVEWAY FOR SEVERAL CARS
- POPULAR HILLSIDE LOCATION
- SHOWER ROOM
- GAS C/HEATING
- GARAGE
- NO ONWARD CHAIN

# 18 FOREST DRIVE, W-S-M BS23 2UB



Cooke & Co are delighted to offer for sale with no onward chain this three bedroom detached bungalow set within a quiet road in the popular Milton hillside area. The property boasts a large driveway providing for several cars which is laid to brick for ease of maintenance, plus a single garage. The bungalow briefly comprises of three bedrooms, two reception rooms, shower room & separate cloakroom, fitted kitchen and a sunny rear garden which is laid to paving for ease of maintenance.

## FRONT OF PROPERTY

Laid to brick pavements, driveway providing parking for several cars, leading to a single garage with up and over door

## ENTRANCE PORCH

Double glazed front door and double glazed window, tiled flooring

Entrance into hallway via a double glazed door

## HALLWAY

Storage cupboard housing wall mounted Ideal combi boiler 18mths old providing central heating & hot water, radiator, access to roof void

## LOUNGE

16' 8" x 11' 6" (5.08m x 3.51m) Double glazed window to rear, two radiators, fireplace with living flame gas fire

## DINING ROOM

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to rear, radiator

## KITCHEN

10' 7" x 9' 6" (3.23m x 2.9m) Range of wall and base units with worktop over, inset 1 1/2 bowl sink, integrated fridge, built in Neff oven and separate grill, inset Neff ceramic hob, double glazed window to front, double glazed door to outside, radiator

## CLOAKROOM

Obscure double glazed window to side, radiator, lower level WC and wash basin

## BEDROOM 1

16' 2" x 9' 2" (4.93m x 2.79m) Double glazed window to rear, radiator, range of built in wardrobes

## BEDROOM 2

13' 9" x 9' 2" (4.19m x 2.79m) Double glazed window to front, radiator, range of built in wardrobes

## BEDROOM 3

11' 2" x 7' 7" (3.4m x 2.31m) Double glazed window to front and side, radiator

## SHOWER ROOM

Obscure double glazed window to side, shower enclosure with electric shower over, vanity unit and low level WC

## OUTSIDE

Small courtyard area to rear of garage with outside tap

Rear garden is fully enclosed and laid to paving

## GARAGE

Has pedestrian access and plumbing for a washing machine, power and light

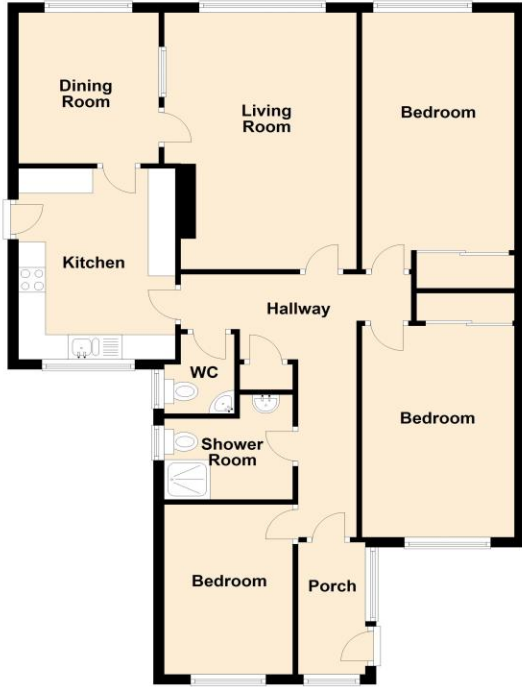


# 18 FOREST DRIVE, WESTON-SUPER-MARE, BS23 2UB

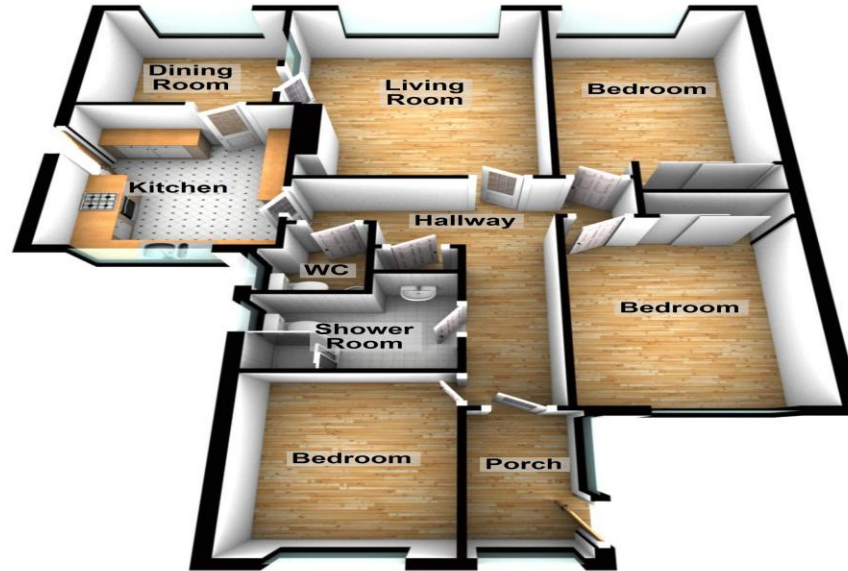


**Council Tax:**  
Band E  
**Local Authority:**  
North Somerset District Council

Ground Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

**OFFICE CONTACT INFO**

236 High Street  
 Worle  
 Weston-Super-Mare  
 Avon  
 BS22 6JE

01934 522244  
 enquiries@cookeproperty.co.uk  
 www.cookeproperty.co.uk

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

