



## 7 COALBRIDGE CLOSE, WORLE BS22 6PH

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### ASKING PRICE OF £285,000

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

#### PROPERTY FEATURES

- SEMI-DETACHED BUNGALOW
- NEWLY REFURBISHED
- TWO BEDROOMS
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN

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Cooke & Co are delighted to offer for sale this newly refurbished semi-detached bungalow, positioned in a cul-de-sac, conveniently located within walking distance to Worle High street, providing great access for all local amenities including shops, cafes and bus routes. The bungalow boasts, brand new carpet & wood effect flooring, brand new shower room, brand new fitted kitchen with integrated fridge freezer, oven & gas hob as well as parking and an enclosed rear garden laid to slabs.

## FRONT OF PROPERTY

Off road parking, laid to brick pavers. Shared driveway leading to shared storage unit

## ENTRANCE

Double glazed door leading into porch, double glazed obscure window to front and side, radiator

Part obscured door leading into hallway

## HALLWAY

Wood effect vinyl flooring, radiator, storage cupboard housing consumer unit & meter

## LIVING ROOM

13' 29" x 12' 90" (4.7m x 5.94m) Double glazed window to front, radiator, carpeted flooring

## BEDROOM ONE

10' 04" x 13' 47" (3.15m x 5.16m) Double glazed window to front, radiator, carpeted flooring

## BEDROOM TWO

10' 88" x 10' 06" (5.28m x 3.2m) Double glazed window to rear, radiator, carpeted flooring

## SHOWER ROOM

Fully tiled, double sized shower enclosure with mains shower over, low level WC, wash basin, heated towel rail, double glazed window to rear, wood effect vinyl flooring

## KITCHEN

9' 85" x 10' 23" (4.9m x 3.63m) Fully fitted with a range of wall and base units with worktop over, gas hob with extractor over, built in electric oven, built in upright fridge freezer, two storage cupboards, one housing Vaillant combi boiler, double glazed window to rear and side, double glazed door leading to outside

## OUTSIDE

Side gated access to fully enclosed rear garden laid to slabs, shed

Access to shared access storage

# 7 COALBRIDGE CLOSE, WORLE, BS22 6PH



**Council Tax:**

Band B

**Local Authority:**

North Somerset District Council

## OFFICE CONTACT INFO

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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