



38 EXFORD CLOSE, W-S-M BS23 4RE

£185,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING ROOM WITH LEAN TO KITCHEN
- ENCLOSED GARDENS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

38 EXFORD CLOSE, WESTON-SUPER-



Cooke & Co are delighted to offer for sale this three bedroom terrace house, situated close to Weston General Hospital, Weston college Loxton campus, Broadoak Academy and is set in a pleasant and quiet cul-de-sac. The property briefly comprises of three bedrooms, lounge, dining room with a small lean to, kitchen, enclosed front and rear gardens with an open green to the front and benefits from double glazing and gas central heating. This property could be an ideal renovation project

FRONT OF PROPERTY

Enclosed front garden laid to lawn with gateway to front entrance & side access to rear garden via gate.

ENTRANCE HALL

Double glazed door leading into hallway, double glazed window to front. stairs to first floor, radiator, door leading to lounge

LOUNGE

14' 26" x 12' 97" (4.93m x 6.12m) Double glazed window to front, electric living flame fire with brick surround, door leading to dining room

DINING ROOM

10' 11" x 8' 38" (3.33m x 3.4m) Built in storage cupboard, radiator, French doors leading to lean to and door leading to kitchen

LEAN TO

6' 31" x 9' 55" (2.62m x 4.14m) Radiator, patio door leading to garden

KITCHEN

Range of wall and base units, with space for fridge freezer, washing machine & cooker, tiled splashbacks, stainless steel sink drainer inset, double glazed door leading to rear garden, radiator

LANDING

Loft access, storage cupboard housing Worcester combi boiler

TOILET

Obscure double glazed window to rear, radiator

BATHROOM

Bath with electric shower over, wash basin with vanity unit under, obscure window to rear

BEDROOM ONE

13' 12" x 13' 38" (4.27m x 4.93m) Double glazed window to front, radiator, built in storage

BEDROOM TWO

13' 14" x 9' 61" (4.32m x 4.29m) Double glazed window to rear, radiator

BEDROOM THREE

8' 10" x 8' 43" (2.69m x 3.53m) Double glazed window to front, radiator

REAR GARDEN

Part laid to patio slabs and laid to lawn, fully enclosed, outside storage, gated side access.

38 EXFORD CLOSE, WESTON-SUPER-MARE, BS23 4RE

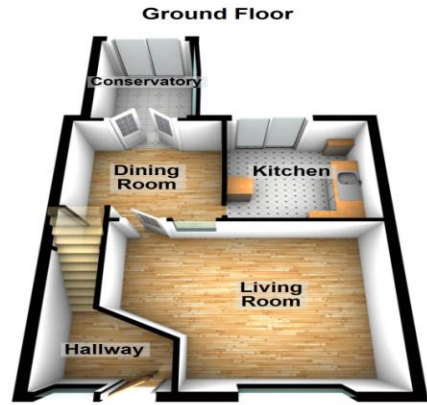


Council Tax:

Band B

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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

