



## 34 CLARENDON ROAD, W-S-M BS23 3EF

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### ASKING PRICE OF £335,000

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

#### PROPERTY FEATURES

- SEMI-DETACHED PERIOD HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING
- UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- SPACIOUS LOFT ROOM
- GAS C/HEATING
- SOUTH FACING GARDEN
- OFF ROAD PARKING

# 34 CLARENDON ROAD, BS23 3EF



Cooke & Co are delighted to bring to the market this late 1800's period three bedroom semi-detached house, situated in a level location, within walking distance of the town centre & the sea front and offers easy access to schools, shops, bus services, and the railway station. The property briefly comprises of three bedrooms plus loft space which can be used as an occasional room, downstairs cloak room, open plan kitchen/diner with a utility room, leading out into a south face garden. The lounge boasts bay fronted window and a working cast iron fireplace. The bathroom comprises of a corner bath with a separate corner shower cubicle. The property also offers off road parking to the front.

## FRONT OF PROPERTY

Off road parking laid to stone chippings and pathway leading to front door

## ENTRANCE HALL

Radiator, stairs to first floor, under stair storage housing consumer unit, gas and electric meter, doors leading to lounge, kitchen & cloak room

## CLOAKROOM

Sliding door into cloakroom, obscure double glazed window to side, WC, wash basin

## LOUNGE

13' 9" x 10' 7" (4.19m x 3.23m) Working open period cast iron fire place with wood surround, front aspect uPVC double glazed bay window, radiator, TV point

## KITCHEN/DINER

17' 3" x 13' 4" (5.26m x 4.06m) Dining area with French doors with fitted blinds leading to rear garden, radiator

Kitchen area with a range of wall and base units with solid oak work top over, inset ceramic 1 1/2 bowl sink drainer with mixer tap, Rangemaster gas cooker with extractor hood over, built in dishwasher, uPVC double glazed window to side with fitted electric roller blind,

opening to

## UTILITY ROOM

7' 9" x 4' 7" (2.36m x 1.4m) Plumbing for washing machine, space for upright fridge freezer, range of wall and base units with solid oak worktop over, uPVC double glazed door with fixed blinds leading to rear garden, cupboard housing Worcester combi boiler approx. 9 years old

## STAIRWAY/LANDING

Fixed window to the side

Landing - cupboard access housing water pipes for shower

Paddle stairs leading to loft space

## BATHROOM

Obscure uPVC double glazed windows to rear, corner bath, corner shower cubicle, wash basin with vanity unit under, W.C, heated towel rail, part tiled

## MASTER BEDROOM

16' 1" x 9' 8" (4.9m x 2.95m) Front aspect uPVC double glazed bay window, two radiators, fitted wardrobe

## BEDROOM TWO

9' 4" x 9' 3" (2.84m x 2.82m) Rear aspect double glazed sash window, radiator, original exposed floor boards

## BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m) Front aspect double glazed window, radiator

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## LOFT ROOM

14' 2" x 11' 36" (4.32m x 4.27m) Paddle stairway leading to loft

Double glazed Velux window, eave storage, power & lighting

## REAR GARDEN

South facing garden laid patio & artificial grass, enclosed by panel fencing, outside tap, power point, gated access to side

Fully insulated timber frame out building with its own power breaker



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

[enquiries@cookeproperty.co.uk](mailto:enquiries@cookeproperty.co.uk)

## OFFICE CONTACT INFO

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

01934 522244  
[enquiries@cookeproperty.co.uk](mailto:enquiries@cookeproperty.co.uk)  
[www.cookeproperty.co.uk](http://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.

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