



## 4 MORGAN CLOSE, WEST-WICK

ASKING PRICE OF £165,000

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

### PROPERTY FEATURES

- FREEHOLD COACH HOUSE
- ONE BEDROOM
- OPEN PLAN LIVING AREA
- BATHROOM WITH MAINS SHOWER
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE
- PARKING
- NO ONWARD CHAIN

# 4 MORGAN CLOSE, WEST WICK BS22 6DP



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Cooke & Co are delighted to bring to the market with no onward chain this one bedroom coach house boasting garage & parking. The property is ideally located in the popular West Wick area providing easy access to the M5 interchange and within walking distance to Worle Parkway train station. The coach house briefly comprises of an open plan kitchen/dining/living area, a double bedroom with built in wardrobes, bathroom comprising of bath with electric shower over head, WC & wash basin. The property also benefits from double glazing & gas central heating.

## FRONT OF PROPERTY

Garage and parking for one vehicle, door leading to hallway

## ENTRANCE HALL

Stairs leading to living area, radiator

## OPEN PLAN LIVING AREA

18' 6" x 16' 3" (5.64m x 4.95m) KITCHEN AREA - Fitted with a range of wall and base units and built in length larder/storage cupboard, work top over, 1 1/2 stainless steel sink/drainers, built in electric over with gas hob and extractor hood over, space for under counter fridge, plumbing for washing machine, radiators x 2

Dual aspect double glazed windows to front & rear of property,

Door leading to inner hallway

## INNER HALLWAY

Storage cupboard housing Ideal combi boiler, loft access, archway leading into bedroom, doorway leading to bathroom

## BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to front, radiator built in wardrobes

## BATHROOM

Bath with electric shower over head, WC, wash basin, radiator, part tiled, double glazed obscure window to rear

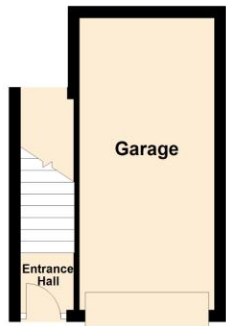
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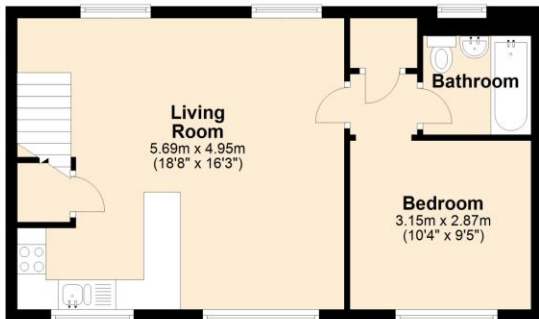
**Council Tax:**  
Band A  
**Local Authority:**  
North Somerset District Council



Ground Floor



First Floor



score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 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

