



4 BEECHMOUNT CLOSE, W-S-M

ASKING PRICE OF £329,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- FITTED KITCHEN
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY FOR 2/3 CARS
- DETACHED GARAGE
- NO ONWARD CHAIN

4 BEECHMOUNT CLOSE, W-S-M BS24 9EX 2 1 1 D

Cooke & Co are delighted to offer for sale with **NO ONWARD CHAIN** this spacious, recently redecorated and very well presented, two bedroom **DETACHED** bungalow, located on the level in the popular area of lower Bleadon Hill, in close proximity to Weston General Hospital, amenities and local bus routes, boasting a large driveway for several vehicles, car port and detached **GARAGE**. The bungalow briefly comprises of fitted kitchen, lounge, bathroom and two good sized bedrooms, and a well maintained enclosed rear garden. Properties in this road rarely become available!

FRONT OF PROPERTY

A generous size front garden predominantly laid to stone chippings and a variety of shrubs, block paved driveway leading through to double gates with further block paved parking for 2-3 cars with Carport and Detached Garage 17' 1" x 7' 4" (5.23m x 2.26m) with up-and-over door, power and light, obscure double glazed window to side.

Double glazed entrance door to side

HALLWAY

L-SHAPED HALLWAY with access to all rooms, loft access, radiator, airing cupboard.

KITCHEN

11' 7" x 10' 7" (3.53m x 3.23m) Fitted with a range of wall and base units with worktop over, 1 1/2 bowl stainless steel sink with mixer taps, space for cooker & upright fridge/freezer, plumbing for washing machine, generous size double larder cupboard, wall mounted Worcester boiler, dual aspect double glazed windows, inset ceiling spotlights, radiator.

LOUNGE

15' 1" x 11' 3" (4.6m x 3.43m) Double glazed window to front, central feature fireplace brick surround and hearth, inset lighted coal-effect gas fire, TV point, radiator.

BEDROOM ONE

14' 3" x 11' 4" (4.34m x 3.45m) Double glazed window to rear, radiator

BEDROOM TWO

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed window to rear, radiator

BATHROOM

8' 2" x 4' 5" (2.49m x 1.35m) Panelled bath with mains shower over, vanity wash hand basin with cupboard under, WC, radiator, obscure window to side, inset ceiling spotlights

REAR OF PROPERTY

Part enclosed by brick walling and fencing, predominantly laid to patio slabs and lawn, variety of shrubs, small garden shed. Side gated access to front

4 BEECHMOUNT CLOSE, WESTON-SUPER-MARE, BS24 9EX



Council Tax:

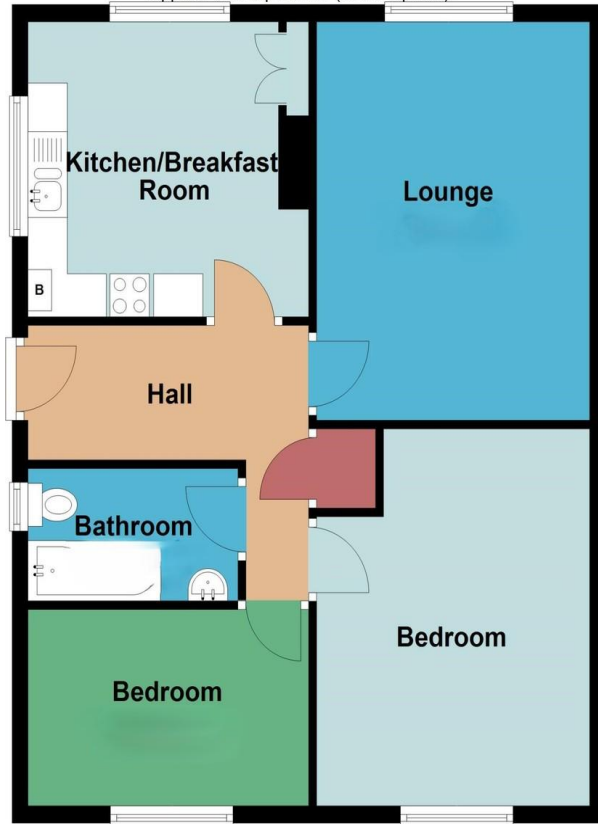
Band D

Local Authority:

North Somerset District Council

Ground Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.

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