



49 MENDIP ROAD, W-S-M BS23 3HB

ASKING PRICE OF £373,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER WITH EN-SUITE
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY FOR TWO CARS
- D/GLAZING & GAS C/HEATING
- QUIET CUL-DE-SAC LOCATION
- ENERGY PERFORMANCE RATING B

49 MENDIP ROAD, W-S-M BS23 3HB



COOKE & CO are delighted to bring to the mark for sale this very well presented and modern FOUR BEDROOM DETACHED FAMILY HOME, ideally positioned within a quiet cul-de-sac and conveniently located on a level position, with local schools (Hans Price Academy & Ashcombe Primary School) and shops within walking distance and Weston Seafront being approximately a 20 minute walk. Boasting a garage & driveway with parking for two cars.

The property benefits from real oak wood flooring on the ground floor, a good sized kitchen/diner with patio doors leading into the south westerly facing rear garden, master with ensuite, downstairs cloak room, sound proofing within the flooring on the first floor, 16 panel solar panel system! ENERGY PERFORMANCE RATING B

FRONT OF PROPERTY

Small front garden enclosed with iron fencing and gate, laid to large pebble stones, pathway leading to front Upvc front door.

ENTRANCE HALL

Stairs leading to first floor, real oak wood flooring throughout on the ground floor, radiator, doors leading to all rooms on the ground floor

DOWNSTAIRS CLOAKROOM

Obscure double glazed window to front, WC, pedestal sink, radiator, wall mounted consumer unit

LOUNGE

18' 1" x 10' 8" (5.51m x 3.25m) Double glazed window to the front, radiator, decorative wall panelling

KITCHEN/DINER

18' 7" x 12' 3" (5.66m x 3.73m) Modern kitchen fitted with wall and base units, work top over, 1 1/2 bowl stainless steel sink with mixer tap, cupboard housing Logic gas boiler, plumbing for washing machine, space for fridge/freezer, integrated oven and gas hob with extractor hood over, double glazed window to the rear

Dining area - Storage cupboard, radiator & double glazed patio doors leading to the garden

FIRST FLOOR LANDING

Doors leading to all rooms, radiator, roof void access, airing cupboard housing water tank

BEDROOM ONE

11' 1" x 10' 2" (3.38m x 3.1m) Dual aspect double glazed windows, radiator, door leading into ensuite

MASTER ENSUITE

Obscure double glazed window to side, WC, pedestal sink wash basin, double shower cubicle with sliding door, mains mixer shower unit, heated towel rail, part tiled

BEDROOM TWO

12' 0" x 7' 9" (3.66m x 2.36m) Double glazed window to rear, radiator

BEDROOM THREE

10' 2" x 8' 6" (3.1m x 2.59m) Double glazed window to front, radiator

BEDROOM FOUR

8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window to front, radiator

FAMILY BATHROOM

Obscure double glazed window to side, three piece suite comprising of panel bath with mixer tap and shower attachment over, pedestal wash basin, WC, heated towel rail, part tiled

49 MENDIP ROAD, BS23 3HB

REAR GARDEN

Attractive, low maintenance good sized garden with partly laid composite decking with pergola, patio slabs and lawn, enclosed by brick wall and timber fencing, timber side & rear gates, access to garage, outside tap, pergola at the rear of the garden

GARAGE

20' 0" x 10' 7" (6.1m x 3.23m) With power, lighting and plumbing, up and over door



Council Tax:

Band D

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

OFFICE CONTACT INFO

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

01934 522244
enquiries@cookeproperty.co.uk
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.

COOKE & CO
your local property expert