



3 WALNUT CLOSE, W-S-M BS24 9HB

OFFERS IN EXCESS OF £300,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH LOG BURNER
- SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUTH FACING GARDEN
- GARAGE
- PARKING
- EXTENDED
- HIVE SMART SYSTEM

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Cooke & Co are delighted to market this well presented and extended, TWO BEDROOM semi detached BUNGALOW situated on the southern outskirts of Weston-Super-Mare and conveniently located close to local amenities. The bungalow benefits from refurbishment over the years to include a refitted kitchen, shower room and an updated boiler. In brief the property comprises of two double bedrooms, kitchen/diner, lounge, enclosed south facing rear garden, garage and parking

FRONT OF PROPERTY

Iron gate leading to front garden, laid to lawn with borders, pathway leading to steps with iron railings leading to front entrance

ENTRANCE HALL

Radiator, access to loft space boarded and insulated with ladder, housing gas fired boiler (3yrs old, serviced regularly) Hive smart system, cloak cupboard plus storage cupboard

LOUNGE

15' 9" x 10' 7" (4.8m x 3.23m) Fire surround with wood burner, radiator, TV point, double glazed window to rear

KITCHEN/DINER

21' 4" x 12' 0" (6.5m x 3.66m) A range of wall and base units with work top over and matching splash backs. 1.5 inset enamel sink unit with instant boiling tap over. Fitted double oven, microwave and 4 ring hob with extractor over, integrated dishwasher. Plumbing for washing machine, 2 radiators, high level windows and skylight, double glazed patio doors to the rear garden.

BEDROOM ONE

13' 8" x 10' 0" (4.17m x 3.05m) Radiator, double glazed window to front

BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m) Radiator, double glazed window to front

SHOWER ROOM

Double shower cubicle with digital power shower, vanity wash basin and low level WC, fully tiled, heated towel rail

REAR GARDEN

Enclosed south facing with lawn and patios on two levels. Outside power points, timber gated access to the side, timber gated access to the rear and garage (16'0 x 8'5) with up and over door, power and light. Shared driveway to Walnut Close

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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