



## 15 OAKDALE GARDENS, WORLE

### ASKING PRICE OF £315,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- LOUNGE
- SHOWER ROOM
- SEPARATE WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY FOR SEVERAL CARS
- GARAGE
- NO ONWARD CHAIN

# 15 OAKDALE GARDENS, WORLE, BS22 6AS 2 1 1 D

COOKE & CO are delighted to market for sale with NO ONWARD CHAIN, this immaculate & spacious DETACHED TWO BEDROOM BUNGALOW, positioned on a quiet cul-de-sac on the door step of Worle Highstreet and rarely available!! Providing great access to shops, amenities, and transport links.

In brief the bungalow comprises of two good sized bedrooms, lounge, spacious kitchen/diner, shower room & separate toilet, conservatory, south westerly facing enclosed rear garden, also boasting driveway with ample of parking and garage.

## FRONT OF PROPERTY

Large driveway leading to garage, front garden laid to lawn

## ENTRANCE HALL

via uPVC and obscure double glazed door, large hallway with radiator, storage cupboard housing Vaillant combi boiler, roof void access, doors leading to all other rooms

## LOUNGE

16' 6" x 13' 1" (5.03m x 3.99m) Double glazed window to front, electric fire with surround and hearth, radiator

## KITCHEN/DINER

16' 2" x 11' 8" (4.93m x 3.56m) Range of wall and base units with worktop over, single stainless steel sink with mixer tap, tiled splash backs, space for fridge freezer, space for cooker with extractor hood over, plumbing for washing machine, double glazed window to rear.

Dining area - radiator and double glazed patio doors leading into conservatory

## CONSERVATORY

11' 7" x 10' 3" (3.53m x 3.12m) Low level brick & double glazed, patio doors leading to rear garden

## BEDROOM ONE

12' 9" x 11' 6" (3.89m x 3.51m) Fully fitted wardrobes, radiator, radiator

## BEDROOM TWO

11' 8" x 8' 3" (3.56m x 2.51m) Double glazed window to rear, radiator

## SHOWER ROOM

Corner shower cubicle with mains shower, WC, vanity unit with wash basin over, double glazed obscure window to side, chrome towel rail, fully tiled

## WC

WC, small wash basin, obscure double glazed window to side, fully tiled

## GARAGE

18' 4" x 10' 0" (5.59m x 3.05m) Electric door, electric supply & lighting, door leading to rear garden

## REAR GARDEN

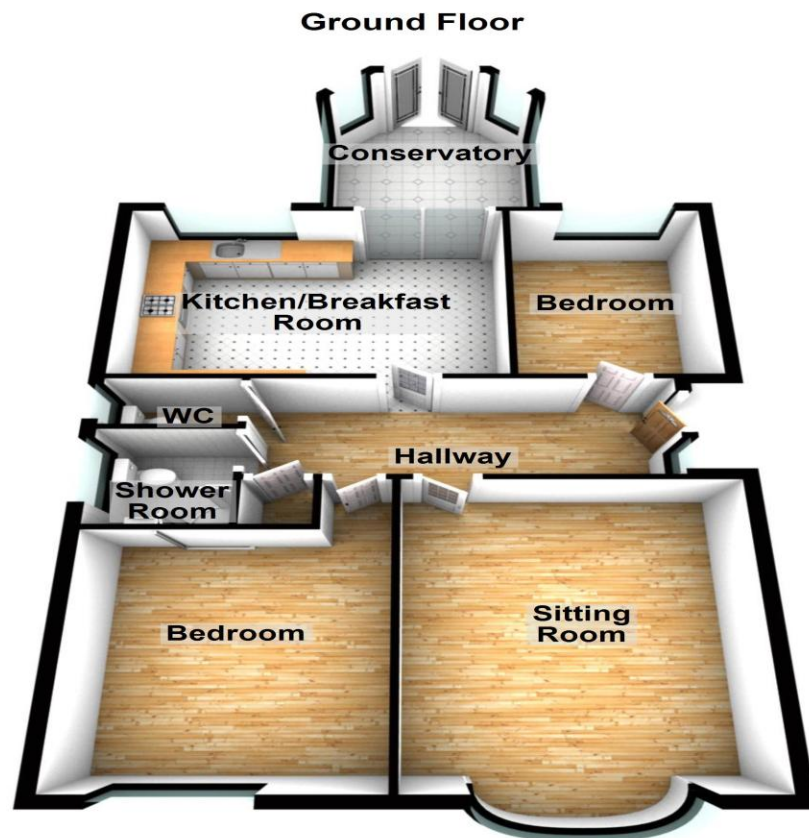
South westerly facing, mainly laid to patio slabs with shingle borders, fully enclosed with timber fencing and block wall, outside tap, timber gated access to sides of property.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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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