



40 WEST TOWN ROAD, BRISTOL

OFFERS IN THE REGION OF £460,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- UTILITY AREA
- INTEGRAL GARAGE
- D/GLAZING & GAS C/HEATING
- DRIVEWAY & EV POINT
- NO ONWARD CHAIN

40 WEST TOWN ROAD, BRISTOL, BS48 3HQ



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this FOUR BEDROOM DETACHED family home. Ideally situated in the suburban village of Backwell just outside of Bristol, providing great commuter access to Bristol by car via the A370, bus or train.

In brief the property comprises of 4 good sized bedrooms, downstairs shower room, separate lounge, kitchen & dining room. Utility area leading into the good sized garage. The property further boasts an EV POINT, ample of parking to the front and a low maintenance garden to the rear.

Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

FRONT OF PROPERTY

Driveway leading to front entrance and garage, front garden lad to lawn with a variety of mature shrubs bordering the front. EV POINT

ENTRANCE HALL

Access via patio sliding doors into small porch and gothic style timber door.

Stairs to first floor, radiator

SHOWER ROOM

Enclosed shower cubicle with mains shower, WC, pedestal wash basin, chrome heated towel rail, double glazed obscure window to front

LOUNGE

14' 9" x 12' 7" (4.5m x 3.84m) Double glazed patio sliding doors to front, radiator, glass sliding doors leading into dining room

DINING ROOM

9' 6" x 9' 5" (2.9m x 2.87m) Double glazed patio doors leading to rear garden, radiator

KITCHEN

9' 8" x 9' 5" (2.95m x 2.87m) Range of wall and base units, work top over with 1 1/2 bowl sink drainer with mixer tap, tiled splash backs, plumbing for washing machine and dishwasher, space for under counter fridge or freezer, built in double oven, electric hob with extractor over, double glazed window rear, two larder cupboards

Double glazed door leading into

UTILITY AREA

9' 7" x 5' 9" (2.92m x 1.75m) Range of base units with work top over, plumbing for washing machine or dishwasher

Double glazed door leading to rear garden

Single glazed door leading to garage

LANDING

Roof void access, airing cupboard housing Vaillant combi boiler

BEDROOM ONE

16' 1" x 15' 9" (4.9m x 4.8m) Radiator x 2, dual aspect double glazed windows, fitted wardrobes

BEDROOM TWO

13' 1" x 10' 9" (3.99m x 3.28m) Radiator, double glazed window to front, built in wardrobes

BEDROOM THREE

11' 4" x 10' 9" (3.45m x 3.28m) Radiator, built in wardrobes, double glazed window rear

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BEDROOM FOUR

8' 7" x 8' 2" (2.62m x 2.49m) Radiator, double glazed window to front, storage cupboard

BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m) Three piece suite comprising of panel bath with mains shower attachment, pedestal wash basin, WC, fully tiled, chrome heated towel rail, dual aspect double glazed obscure windows



GARAGE

16' 4" x 9' 8" (4.98m x 2.95m) Electric door, power, lighting and water tap, single glazed window to side

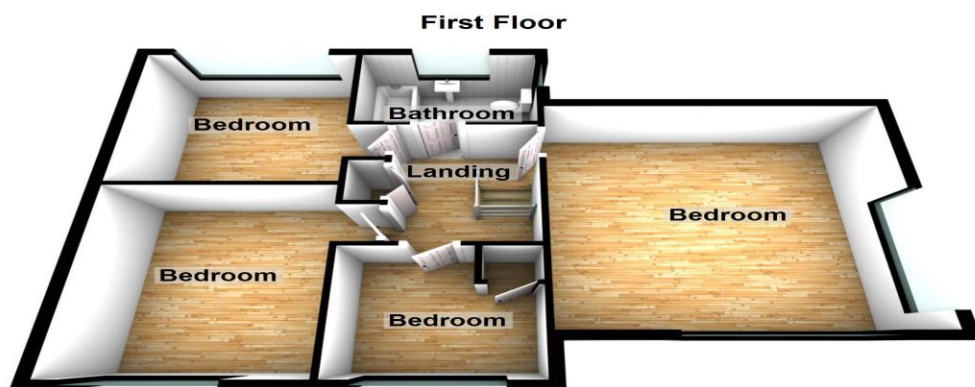


REAR GARDEN

Fully enclosed with brick wall and timber fencing, mainly paved to lawn with patio areas, timber gated access to side, boarded with some mature shrubs, outside tap



Council Tax:
Band F
Local Authority:
Bristol City Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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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