



5 TORRINGTON CRESCENT, WORLE

ASKING PRICE OF £265,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- END TERRACED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS WC
- PLENTY OF STORAGE
- SEPARATE DINING ROOM
- SOUTH FACING REAR GARDEN
- PARKING FOR TWO VEHICLES
- NO ONWARD CHAIN

5 TORRINGTON CRESCENT, WORLE



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this well presented THREE BEDROOM END TERRACED HOUSE, ideally located for primary and secondary schools as well as amenities in Worle Highstreet and the Sainsbury's shopping precinct.

The property further comprises of family bathroom, lounge, separate dining room, kitchen, downstairs WC, front and rear enclosed gardens (SOUTH FACING REAR GARDEN) off road parking for two vehicles.

FRONT OF PROPERTY

Timber picket fence enclosed front garden laid to lawn with pathway leading to entrance, block paved parking area for two vehicles

ENTRANCE HALL

Via uPVC double glazed door, door to cloak room, stairs to first floor, radiator, understairs storage cupboard, storage cupboard housing consumer unit,

DOWNSTAIRS WC

Corner sink, WC, obscure double glazed window to front

LOUNGE

11' 9" x 11' 10" (3.58m x 3.61m) Double glazed window to front, radiator

KITCHEN

8' 0" x 7' 3" (2.44m x 2.21m) Range of wall and base units with work top over, tiled splash backs, stainless steel single sink drainer with mixer tap, plumbing for washing machine, space for under worktop appliances, double glazed window to front

DINING ROOM

14' 2" x 9' 0" (4.32m x 2.74m) Double glazed patio sliding doors to rear garden, radiator

LANDING

Loft access with ladder, storage cupboard housing Vaillant combi boiler (approx. 20ys old and regularly serviced)

BEDROOM ONE

15' 0" x 8' 3" (4.57m x 2.51m) Opening to 10'8" Double glazed window to front, radiator

BEDROOM TWO

11' 3" x 9' 2" (3.43m x 2.79m) Double glazed window to rear, radiator

BEDROOM THREE

8' 3" x 8' 0" (2.51m x 2.44m) Built in single wardrobe, double glazed window to front, radiator

BATHROOM

7' 2" x 5' 3" (2.18m x 1.6m) Three piece suite comprising of panel bath with mains shower over, WC, pedestal sink, radiator, obscure double glazed window to rear, fully tiled

REAR GARDEN

South facing & fully enclosed with brick walling and timber fenced panels, laid to lawn with decked area, shed

5 TORRINGTON CRESCENT, WORLE, BS22 6NS



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

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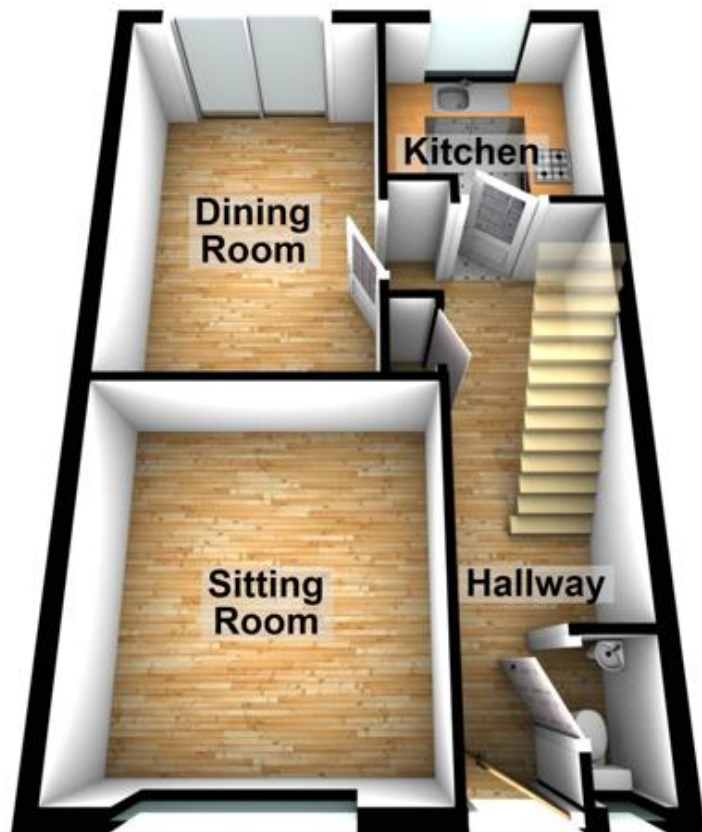


Viewings:
By prior appointment with the agent

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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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.

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