



# 36 TORRINGTON CRESCENT, WORLE

£250,000

**COOKE & CO**  
your local property expert

## PROPERTY FEATURES

- 2 BED END TERRACE HOUSE
- GOOD SIZED CORNER PLOT
- FRONT SIDE AND REAR GARDENS
- NEW D/GLAZING
- NEW COMBI BOILER
- PARKING FOR 2
- GARAGE
- NO ONWARD CHAIN

# 36 TORRINGTON CRESCENT, BS22 6NP



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this larger than average TWO BEDROOM END TERRACE HOUSE, with lots of potential, occupying a good sized CORNER PLOT!! Ideally located for primary and secondary schools as well as amenities in Worle Highstreet and the Sainsbury's shopping precinct.

Although the property does require updating and modernising in some areas, the following has already been carried out

NEW KITCHEN INSTALLED 2016 - VIESSMANN COMBI BOILER INSTALLED 2023 - CAVITY WALL INSULATION INSTALLED 2014 - NEW DOUBLE GLAZING THORUGHOUT

The property boasts a good sized side garden providing for potential extension subject to planning, and further comprises of two double bedrooms, lounge/diner, kitchen/breakfast room, driveway for two vehicles and a single garage.

## FRONT OF PROPERTY

Hard standing driveway for 2 vehicles leading to garage with up and over door, front and side garden laid to lawn, enclosed with timber picket fencing and hedgerow to front, pathway leading to front door

## ENTRANCE HALL

Via uPVC double glazed front door, uPVC double glazed window to front, radiator, stairs to first floor, door leading to

## LOUNGE/DINER

19' 1" x 10' 3" (5.82m x 3.12m) Dual aspect double glazed windows, gas fire with wood and tile surround, radiator, door leading to

## KITCHEN

13' 2" x 10' 3" (4.01m x 3.12m) Range of wall and base units with work top over, tiled splash backs, 1 1/2 bowl sink drainer with mixer tap over. Integrated double oven, microwave, gas hob with extractor over, washing machine & tumble dryer, space for fridge freezer, wall mounted Viessmann combi boiler, under stair storage cupboard, double glazed window to rear, uPVC double glazed door leading to rear garden.

## FIRST FLOOR LANDING

Double glazed window to rear, airing cupboard, wall mounted electric heater

## BEDROOM ONE

14' 1" x 8' 3" (4.29m x 2.51m) Measurements excluding built in double wardrobe with additional built in storage cupboard with access to garage eaves storage, double glazed window to rear, radiator

## BEDROOM TWO

13' 2" x 10' 3" (4.01m x 3.12m) Double glazed window to front, radiator, roof void access

## WC

5' 3" x 2' 5" (1.6m x 0.74m) WC, radiator, double glazed obscure window to rear

## BATHROOM

5' 3" x 4' 4" (1.6m x 1.32m) Bath with mixer taps and shower attachment, tiled splash backs, pedestal wash basin, radiator, obscure double glazed window to rear

## REAR GARDEN

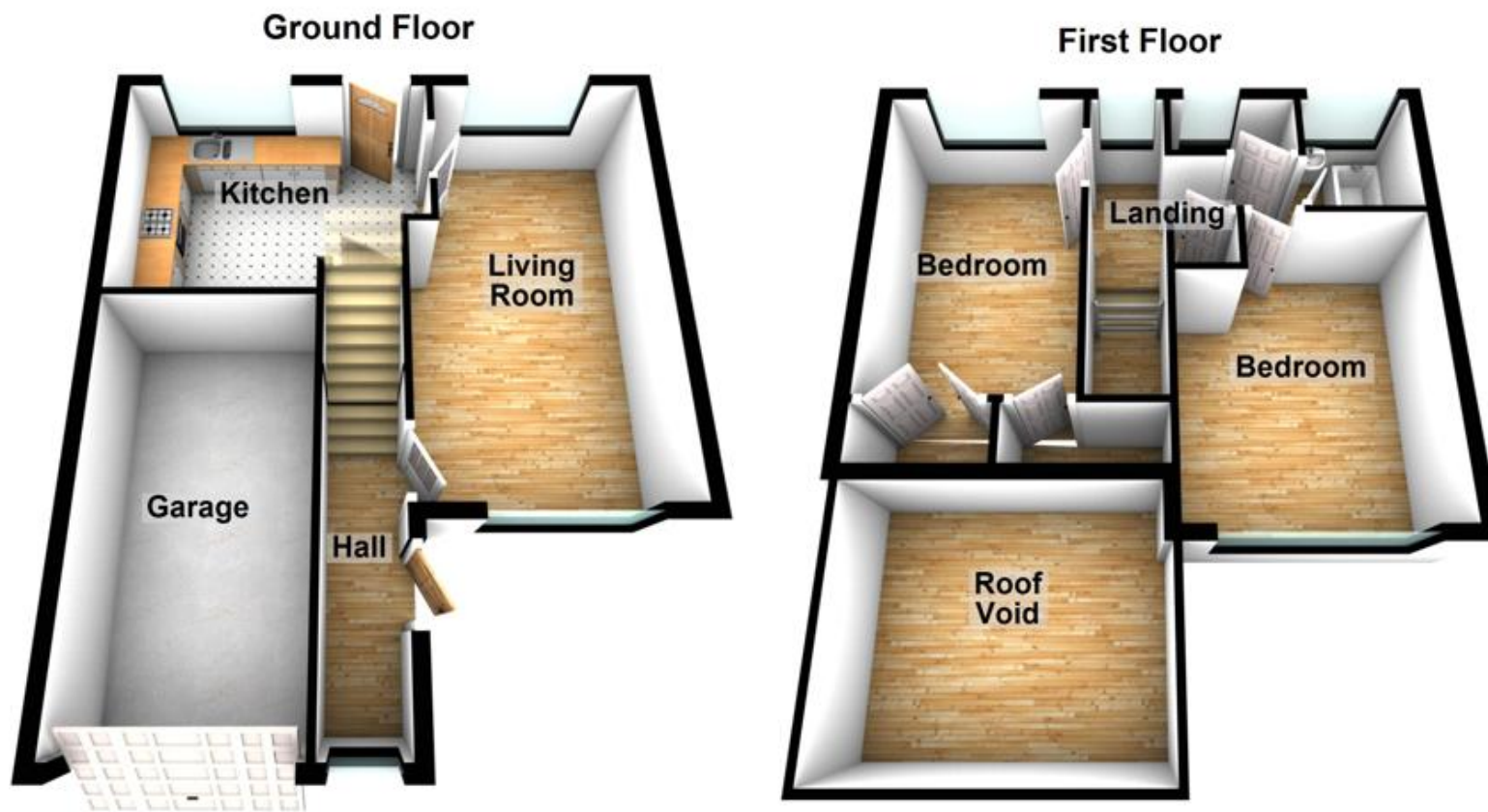
25' 4" x 23' 5" (7.72m x 7.14m) Laid to stone chippings and decorative patio. Fully enclosed with timber fencing and bricked walling, gate access to the rear, a variety of bordering trees



# 36 TORRINGTON CRESCENT, WORLE, BS22 6NP



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.

**COOKE & CO**  
your local property expert