



15 MENDIP AVENUE, WORLE

ASKING PRICE OF £240,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- TERRACED HOUSE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- PARKING & GARAGE
- NO ONWARD CHAIN

15 MENDIP AVENUE, WORLE BS22 6HN



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this THREE BEDROOM terraced house ideally positioned just off Worle High Street, providing good access to local amenities and local schools.

FRESHLY PAINTED AND NEW CARPETS TO THE FIRST FLOOR, SOME FURTHER UPDATING REQUIRED.

In brief the property comprises of three bedrooms, lounge, kitchen/diner/breakfast room, conservatory, family bathroom, double glazing, gas central heating (combi boiler approx. 8 yrs old), off road parking, garage and a low maintenance garden.

FRONT OF PROPERTY

Good size tandem driveway laid to stone chippings, pathway leading to front door, laid to patio slabs. Wall separating drive way and front garden which is laid to patio slabs.

Open porch leading to uPVC double glazed front door.

ENTRANCE HALL

Stairs to first floor, radiator, entrance to

LOUNGE

15' 5" x 11' 5" (4.7m x 3.48m) Double glazed window to front, large under stair storage cupboard, radiators x 2, doorway leading to

KITCHEN/DINER

14' 8" x 7' 1" (4.47m x 2.16m) Range of wall and base units, work top over, stainless steel single bowl sink drainer, tiled splash backs, space for gas cooker with extractor hood over, plumbing for washing machine, radiator, 2 single glazed internal windows to rear, door leading to

CONSERVATORY

13' 9" x 7' 1" (4.19m x 2.16m) Brick built conservatory with double glazed windows and door to rear and polycarbonate roof, electric wall mounted radiator, wall mounted consumer unit

FIRST FLOOR LANDING

Loft access, good sized loft space, ideal for converting into an occasional room, ladders, Airing cupboard housing Vaillant combi boiler (approx. 8 years old and yearly serviced)

BEDROOM ONE

10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to front, built in storage area, radiator

BEDROOM TWO

10' 3" x 8' 7" (3.12m x 2.62m) Double glazed window to rear, radiator

BEDROOM THREE

7' 6" x 5' 2" (2.29m x 1.57m) Double glazed window to front, radiator

BATHROOM

5' 5" x 5' 4" (1.65m x 1.63m) Three piece suite comprising of panel bath with electric shower over, WC, pedestal was basin, fully tiled, double glazed obscure window to rear,

REAR GARDEN

Laid to patio slabs and stone chippings, fully enclosed with timber fence panels and rear gated access to walkway leading to garage.

GARAGE

Situated away from the property to the left

15 MENDIP AVENUE, WESTON-SUPER-MARE, BS22 6HN

ADDITIONAL INFORMATION

Roof has been re felted and battened 12 yrs old
Property has been rented and has valid EICR and will
have its next gas safety certificate 19/6/25
New carpets upstairs
Redecorated throughout



Council Tax:

Band B

Local Authority:

North Somerset District Council

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

COOKE & CO
your local property expert