



17 WOODLAND ROAD, SOUTH WARD

ASKING PRICE OF £735,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED PERIOD PROPERTY
- 5 BEDROOMS (ALL ENSUITE)
- DESIREABLE LOCATION
- SWIMMING POOL
- LARGE GARDEN
- CONSERVATORY
- OFF ROAD PARKING
- GARAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOLAR PANELS
- NO ONWARD CHAIN

17 WOODLAND ROAD, SOUTH WARD



COOKE & CO are delighted to bring to the market for sale this early 1900's 5 BEDROOM DETACHED HOME, set in the highly regarded area just off Uphill Road North, close to both Uphill and Weston-Super-Mare Seafront. This home boasts period features, spacious living, an inviting rear garden with a low maintenance swimming pool, 5 ensuites, large conservatory, 3 reception areas, garage & off-road parking for several vehicles, solar panels and lots of potential!! Viewing highly recommended to appreciate the attributes this home has to offer.

What the location has to offer.....local tennis club adjacent to the property, golf club, Uphill Village and boat yard, beaches and schools, all on the level and within walking distance!

TO THE FRONT

Stone walled boundary with opening to hard standing parking area for several vehicles, side access leading to the rear of the property, garage access via up & over door

RECEPTION HALL

12' 4" x 14' 5" (3.76m x 4.39m) Beautiful solid oak staircase to first floor, high beamed ceilings, part clad walls, wall mounted lighting, radiator, uPVC double glazed window to front, doors leading to reception room and sitting room, real wood flooring

RECEPTION ROOM/LOUNGE

18' 0" x 13' 0" (5.49m x 3.96m) Currently used as a downstairs bedroom

Feature fireplace, radiator, uPVC double glazed bay fronted window with window seat, smooth finished ceiling

SITTING ROOM

24' 9" x 21' 3" (7.54m x 6.48m) Open fire place with stone hearth surround finish and wooden mantle, radiator x 2, dual aspect uPVC double glazed windows, uPVC double glazed door leading to conservatory, exposed beams and lintels, door leading to kitchen, smooth finished ceiling

INNER HALLWAY

Large storage cupboard, door to cloakroom & kitchen

CLOAKROOM

Comprising low level WC, vanity hand wash basin, obscure uPVC double glaze window to side, radiator, wall mounted consumer units

KITCHEN AREA

13' 0" x 13' 3" (3.96m x 4.04m) A range of wall and base units with worktop over, tiled splash backs, 1 1/2 bowl sink drainer with mixer tap, central island unit with storage under and worktop over. Integral double oven, five ring gas hob with extractor hood over, space for upright fridge freezer, plumbing for washing machine & dishwasher, radiator, uPVC double glazed window to the side

Archway to dining area

DINING AREA

11' 11" x 15' 10" (3.63m x 4.83m) Cupboard housing wall mounted IDEAL combi boiler (approx. 2 yrs old), uPVC double glazed window to side and rear, door opening to side of property, sliding double glazed patio doors leading to conservatory, radiator

CONERVATORY

19' 0" x 15' 6" (5.79m x 4.72m) uPVC double glazed construction with low level wall, sliding patio doors leading to garden, polycarbonate roof, radiator, ceiling fan, door leading to utility/shower room

UTILITY/SHOWER ROOM

12' 3" x 14' 6" (3.73m x 4.42m) uPVC double glazed window to rear, double shower cubicle, plumbing for washing machine, internal door leading to garage

FIRST FLOOR LANDING

Dual aspect uPVC double glazed windows, radiator, loft access, doors to all bedrooms

MASTER BEDROOM

14' 10" x 11' 0" (4.52m x 3.35m) Currently used as a sitting room, uPVC double glazed window to front, radiator, door to

17 WOODLAND ROAD, SOUTH WARD, BS23 4HF

JACK AND JILL BATHROOM

13' 1" x 7' 8" (3.99m x 2.34m) Comprising double shower enclosure, panel bath, W.C, wash basin with vanity unit under, fully tiled, chrome heated towel radiator, obscure uPVC double glazed windows x 2 to side

BEDROOM

12' 4" x 10' 9" (3.76m x 3.28m) Radiator, uPVC double glazed window to side

BEDROOM

16' 0" x 10' 0" (4.88m x 3.05m) uPVC double glazed window to the front, radiator, door to

ENSUITE

Wash basin, low level W.C, shower cubicle, extractor fan

BEDROOM 15' 7" x 12' 8" (4.75m x 3.86m) uPVC double glazed window to the rear, radiator, radiator, door to

ENSUITE

Double shower enclosure, low level W.C, wash basin, extractor fan

BEDROOM FIVE

15' 7" x 12' 8" (4.75m x 3.86m) uPVC double glazed window to rear, radiator x 2, corner shower enclosure with wall panels, door to



Council Tax:

Band G

Local Authority:

North Somerset District Council

17 WOODLAND ROAD, WESTON-SUPER-MARE, BS23 4HF



ENSUITE CLOAKROOM

Low level W.C, wash basin

REAR GARDEN

A low maintenance garden with a decked area directly leading from the conservatory which leads onto the lawned area, patio slab pathways leading to swimming pool and log cabin. Patio area laid with terracotta tiles.

Swimming sits slightly raised leading to raised decking area and log cabin, pump house sits to the right of the swimming pool with all the amenities required to service the pool.



Fully enclosed with stone walling, variety of mature shrubs, timber fencing

GARAGE

12' 0" x 16' 0" (3.66m x 4.88m) Single garage with up and over door, light & power with corrugated clear window fitted into the roof

Additional information:

Solar panels - 16 panel 4kw system supply to grid

Ideal combi boiler approx. 2/3 yrs old

New consumer unit fitted 2024

New double glazing fitted to the front 2024 with FENSA cert

New front door

Upstairs all walls and ceilings re plastered

Swimming pool refurbished 2022

Total Floor Area:

Viewings:

By prior appointment with the agent

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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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