



PITMAN ROAD, SOUTH WARD

ASKING PRICE OF £180,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- 1890'S PERIOD GARDEN FLAT
- END TERRACE
- ONE BEDROOM
- BAY FRONTED LOUNGE
- KITCHEN/DINER
- UTILITY AREA
- DOUBLE GLAZING
- GAS C/HEATING
- REAR COURTYARD GARDEN

1 PITMAN ROAD, SOUTH WARD BS23 1YN 1 1 1 TBC

BEAUTIFULLY PRESENTED, a great example of lovingly renovated 1890's period ONE BEDROOM ground floor flat, boasting spacious and light rooms....viewing is highly recommended to appreciate the attributes this flat has to offer! Tucked Away in a 'no through road' position in the South Ward are of Weston and within walking distance of Weston train station approx. 10 mins.

This immaculate flat offers, original pitch pine flooring, one bedroom, bay fronted lounge, kitchen, utility area, bathroom with separate shower, and a small low maintenance front and rear garden.

FRONT OF PROPERTY

Enclosed stone walled front garden laid to small pebble stone and pathway leading to front entrance.

Side timber gate access to rear of property

COMMUNAL ENTRANCE

uPVC door into communal hallway, original pitch pine flooring, internal door leading to entrance to ground floor flat and first floor flat

FLAT ENTRANCE HALL

Original pitch pine flooring, radiator, under stair

storage housing consumer unit, doors leading to

LOUNGE

14' 8" x 13' 2" (4.47m x 4.01m) Bay fronted double glazed window, original pitch pine flooring, feature modular fire place with inset electric fire, with potential gas supply, radiator

BEDROOM

12' 6" x 9' 3" (3.81m x 2.82m) uPVC double glazed window to rear, original pitch pine flooring, built in wardrobes, radiator

KITCHEN/DINER

11' 9" x 10' 8" (3.58m x 3.25m) A range of wall and base units with worktop over, wood panel splash backs, single sink drainer with mixer tap over, integrated dishwasher, integrated under counter fridge & freezer, integrated oven and gas hob with extractor over, radiator, uPVC double glazed windows x 2 to the side, door leading to inner hallway

INNER HALLWAY

Original pitch pine flooring & floor tiles, radiator, uPVC double glazed window to side, uPVC door leading outside lean to porch

UTILITY AREA - wall and base units with worktop over (matching kitchen) stainless steel sink with mixer tap over, plumbing for washing machine, uPVC double glazed window to rear

Door leading to

BATHROOM

7' 6" x 6' 8" (2.29m x 2.03m) WC, pedestal wash basin, panel bath with period style shower mixer tap, corner enclosed shower cubicle with mains shower, tiled splash backs, radiator and a dual fuel towel rail, obscure uPVC double glazed window to rear

OUTER LEAN TO PORCH

uPVC double glazed windows and patio sliding door to outside garden area

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REAR OUTSIDE SPACE

Fully enclosed with stone walling, laid to patio slabs to the side of the property, rear courtyard garden mainly laid to small pebble stone, variety of mature shrubs, water tap

ADDITIONAL INFORMATION

Roof replaced November 2024, some new batons, felt, tiles, fascia and soffits



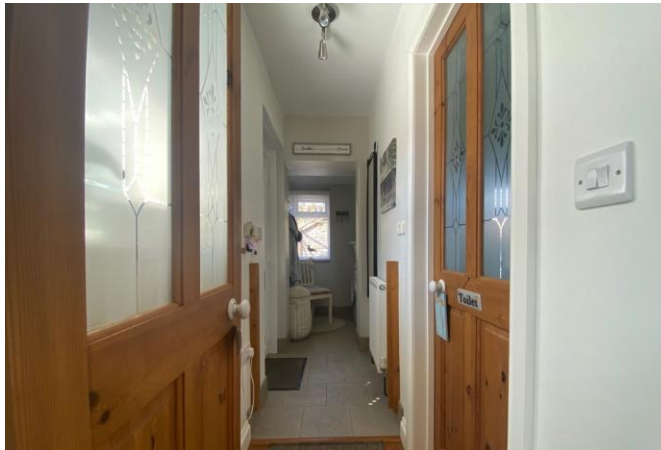
Council Tax:

Band A

Local Authority:

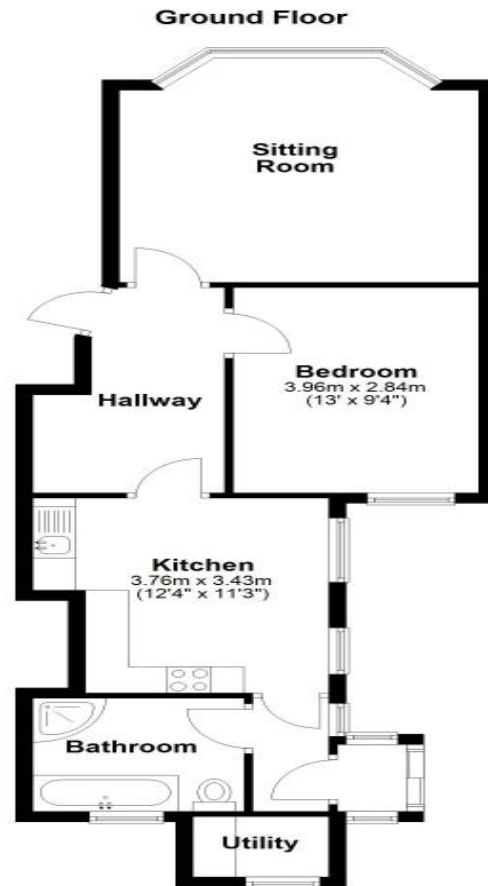
North Somerset District Council

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 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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