



9 GLASTONBURY WAY, WESTON-

ASKING PRICE OF £315,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- DETACHED HOME
- CONVENIENT LOCATION
- TWO BATHROOMS

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Offered with no onward chain and the added benefit of a garage, Cooke & Co are pleased to present this detached three-bedroom home. Light-filled and spacious throughout, the accommodation briefly comprises: welcoming entrance hall, cloakroom with low-level WC, generous lounge opening through an archway to the dining room, and a bright conservatory overlooking the rear garden. The well-appointed kitchen provides ample wall and base units with exceptional countertop space, complemented by a utility room offering direct access to both the garden and garage.

Upstairs, the property features two double bedrooms (one with en-suite shower), a well-proportioned single bedroom, a family bathroom, and an impressively spacious galleried landing.

Externally, the front of the home benefits from driveway and garage parking alongside a lawned garden. To the rear, a fully enclosed garden enjoys all-day sunshine thanks to its generous size. Designed with a mix of lawn, patio, decking, and a pond feature, the outdoor space is perfect for entertaining friends and family while remaining low-maintenance.

LOCATION

Glastonbury Way, set in the popular North Worle area of Weston-super-Mare, offers the perfect balance of convenience, community, and coastal living. This sought-after location benefits from excellent transport links, with quick access to the M5, regular bus routes, and Worle Parkway train station close by, making commuting to Bristol and beyond simple.

Families are well served with a choice of highly regarded primary and secondary schools within walking distance, while local shops, supermarkets, and amenities ensure everyday needs are right on your doorstep. For leisure, residents enjoy nearby green spaces, parks, and the beautiful Weston coastline just a short drive away, offering sandy beaches, seaside attractions, and stunning walks.

The area also boasts a strong sense of community, with local pubs, cafes, and family-friendly facilities creating a welcoming neighbourhood feel. Whether you're looking for excellent connectivity, good schools, or access to the outdoors, Glastonbury Way is a location that truly caters to modern family life.

ENTRANCE HALL

13' 5" x 6' 10" (4.1m x 2.1m) Access to ground floor rooms, laminate wood flooring, stairs to first floor, understair storage.

LOUNGE

13' 1" x 12' 9" (4.0m x 3.9m) Flooring laid to carpet, UPVC double glazed windows to front, radiator, feature fireplace, open arch to dining room

DINING ROOM

9' 10" x 9' 6" (3.0m x 2.9m) Access to conservatory, flooring laid to carpet, radiator

KITCHEN

9' 6" x 9' 2" (2.9m x 2.8m) Vinyl flooring, wall and floor mounted cupboards with countertop over, inset sink and drainer, UPVC double glazed window to rear.

UTILITY ROOM

7' 10" x 7' 6" (2.4m x 2.3m) Vinyl Flooring, wall and floor mounted cupboard with countertop over, inset sink and drainer, wall mounted gas boiler, space and plumbing for washing machine and dishwasher, access to rear garden and garage.

CLOAKROOM

6' 10" x 3' 7" (2.1m x 1.1m) Hand wash basin, low level WC, UPVC double glazed window to front

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CONSERVATORY

9' 10" x 7' 10" (3.0m x 2.4m) Flooring laid to carpet, UPVC double glazed windows and door.

LANDING

9' 2" x 8' 10" (2.8m x 2.7m) Flooring laid to carpet, airing cupboard

BEDROOM ONE

10' 9" x 10' 2" (3.3m x 3.1m) Flooring laid to carpet, fitted wardrobes, radiator, UPVC double glazed window to rear, access to ensuite.

ENSUITE

5' 6" x 2' 7" (1.7m x 0.8m) Flooring laid to carpet, hand wash basin, mains fed single shower.

BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m) Flooring laid to carpet, radiator, UPVC double glazed window to front.

BEDROOM THREE

9' 2" x 6' 10" (2.8m x 2.1m) Flooring laid to carpet, radiator, UPVC double glazed window to front.

GARAGE

Single car attached garage with power, lighting, and internal access.



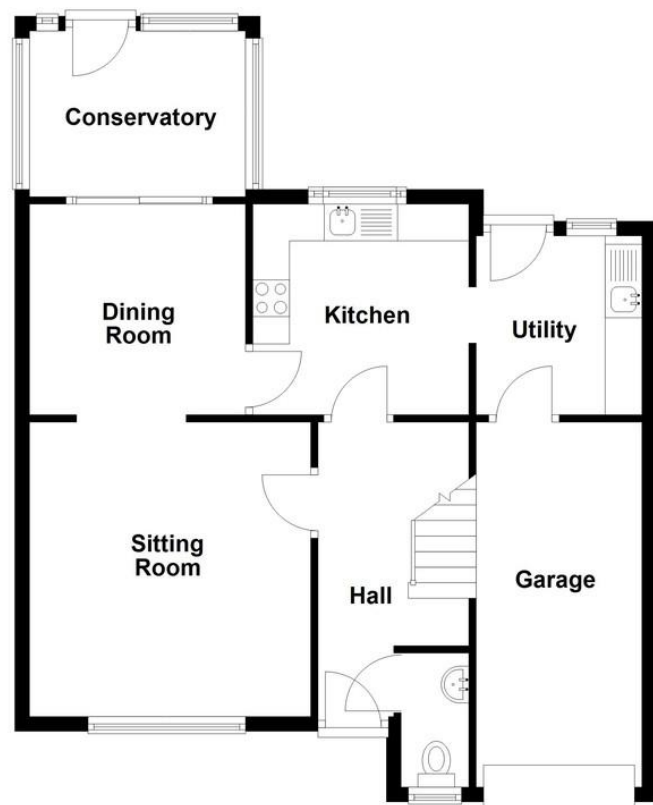
Council Tax:

Band D

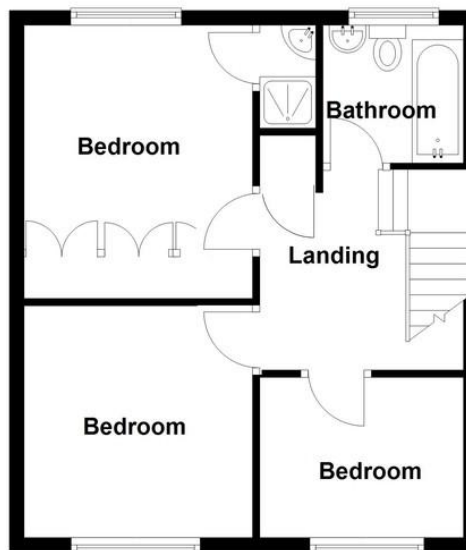
Local Authority:

North Somerset District Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Affiliate/Membership Logos

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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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