



12 KILVE, DUNSTER CRESCENT

£230,000

COOKE & CO
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PROPERTY FEATURES

- THREE BEDROOM HOME
- GARAGE EN BLOC
- TWO RECEPTION ROOMS
- SPACIOUS & VERSATILE
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING

12 KILVE, DUNSTER CRESCENT



This appealing three-bedroom terraced home offers an ideal opportunity for a wide range of buyers. Featuring three double bedrooms, front and rear gardens, and a garage en bloc, it strikes the perfect balance between being ready to move into and offering potential to personalise.

The property opens with a spacious lobby, currently used as a dining room, immediately showcasing the versatility of the layout. The bright and welcoming lounge enjoys the morning sun, while the generous breakfast kitchen spans the full width of the home, providing excellent flexibility and direct access to the south facing rear garden.

On the first floor, you will find three well-proportioned double bedrooms, each offering comfortable accommodation. The family bathroom includes a bath with shower over, complemented by a separate WC for added convenience.

Externally, the home enjoys attractive lawned gardens to both the front and rear-ideal spaces for relaxing, entertaining or family play. In addition, there is a garage en bloc offering reliable parking or useful storage.

LOCATION

Kilve on Dunster Crescent offers a practical location within reach of both town and coast. Everyday amenities, including shops, schools and local services, are close by, making daily life straightforward. The seafront and town centre are just a short drive or bus ride away, providing access to Weston's beach, promenade, restaurants and leisure facilities. For commuters, there are good road links to the M5 motorway and a railway station with direct services to Bristol, Taunton and beyond. Local parks and green spaces also provide opportunities for walking, cycling and family time outdoors. Kilve represents a convenient base that combines value for money with access to everything Weston super Mare has to offer.

DINING ROOM

7' 6" x 7' 6" (2.3m x 2.3m) UPVC double glazed window to front, radiator, flooring laid to carpet

LOUNGE

12' 5" x 10' 2" (3.8m x 3.1m) UPVC double glazed window to front, radiator, gas fired central heating

HALL

7' 6" x 5' 6" (2.3m x 1.7m) Stairs to first floor, under-stair storage, access to kitchen

KITCHEN/BREAKFAST ROOM

15' 8" x 7' 10" (4.8m x 2.4m) UPVC double glazed window and sliding door to rear, wall and floor mounted cupboards with countertop over, inset stainless steel bowl and a half sink and drainer, breakfast bar, radiator, flooring laid to carpet.

LANDING

Storage cupboard, stairs to ground floor, loft access hatch, flooring laid to carpet.

12 KILVE, DUNSTER CRESCENT, WESTON-SUPER-MARE, BS24

BEDROOM

10' 9" x 9' 10" (3.3m x 3.0m) UPVC double glazed window to front, radiator, flooring laid to carpet.

BEDROOM

9' 6" x 9' 6" (2.9m x 2.9m) UPVC double glazed window to rear, hand wash basin, radiator, flooring laid to carpet.



BEDROOM

8' 2" x 7' 10" (2.5m x 2.4m) UPVC double glazed window to front, radiator, flooring laid to carpet.



BATHROOM

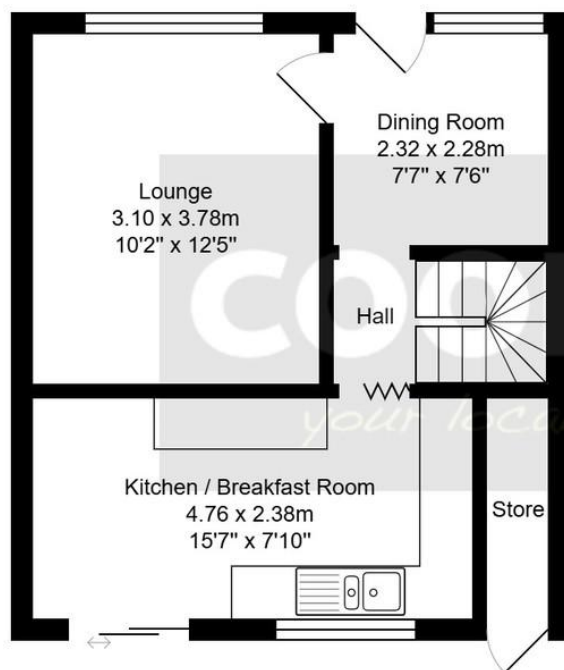
7' 10" x 5' 2" (2.4m x 1.6m) UPVC double glazed window to rear, bath with shower over, hand wash basin, airing cupboard, radiator.



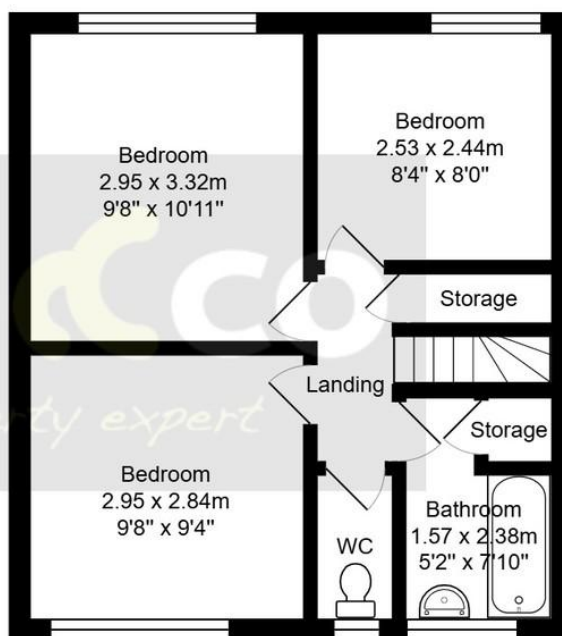
WC

4' 11" x 2' 7" (1.5m x 0.8m) UPVC double glazed window to rear, low level WC

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



Ground Floor



First Floor

Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	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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