



11 SAXBY CLOSE, WORLE

£210,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO BEDROOM HOME
- OFF STREET PARKING
- GENEROUS GARDEN
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZING

11 SAXBY CLOSE, BS22 7UP



Offered to the market with no onward chain and the advantage of off-street parking, this well-maintained two-bedroom terraced home represents an excellent opportunity for first-time buyers and investors alike.

Well-presented and naturally light throughout, the ground floor accommodation includes an entrance hall, a welcoming living room with space for both seating and dining and French doors leading out to the rear garden, and a modern fitted kitchen with a good range of units and worktop space.

Upstairs, the landing provides access to an airing cupboard and two well-proportioned bedrooms. The principal bedroom is a comfortable double and benefits from fitted wardrobes, while the second bedroom is ideal as a single room, nursery, home office or guest space. The contemporary bathroom is fully tiled and features a bath with shower over, providing both convenience and functionality.

Outside, the fully enclosed rear garden offers a private space to relax or entertain. It is mainly laid

to lawn with a patio area for outdoor seating, established flowerbeds adding colour and interest, and a rear gate for handy external access. To the front, the property features a lawned garden and a private driveway providing parking for one vehicle.

This appealing home is ready to move into, with scope to personalise over time, making it a superb long-term choice.

LOCATION

Saxby Close in Worle offers a brilliant blend of convenience, comfort and community. Tucked within a quiet residential setting, it's ideal for those who value a peaceful neighbourhood while still having everything they need close at hand. Worle High Street is nearby, offering supermarkets, cafés, independent stores and everyday essentials, with further shopping and leisure options at Worle Retail Park just a short distance away.

The area is popular with families thanks to its choice of well-regarded primary and secondary schools, along with local parks, play areas and green open spaces for weekend walks and outdoor time. Commuters will appreciate the excellent transport links, including Worle train station, regular bus services and quick access to the M5, making travel to Bristol, Bridgwater and surrounding areas straightforward.

Friendly, practical and well-connected, Saxby Close is a location that quickly feels like home.

HALL

3' 3" x 6' 6" (1.0m x 2.0m) PVC door to front, flooring laid to carpet

LIVING ROOM

14' 1" x 12' 5" (4.3m x 3.8m) UPVC double glazed window and door to rear, stairs to first floor, radiator, flooring laid to carpet.

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KITCHEN

9' 2" x 6' 6" (2.8m x 2.0m) UPVC double glazed window to front, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, integrated electric cooker with hob over, vinyl flooring.



LANDING

Access to all first floor rooms, airing cupboard, flooring laid to carpet.

BEDROOM

9' 6" x 8' 10" (2.9m x 2.7m) UPVC double glazed window to rear, fitted double wardrobe, radiator, flooring laid to carpet.



BEDROOM

9' 2" x 5' 10" (2.8m x 1.8m) UPVC double glazed window to front, radiator, flooring laid to carpet.



BATHROOM

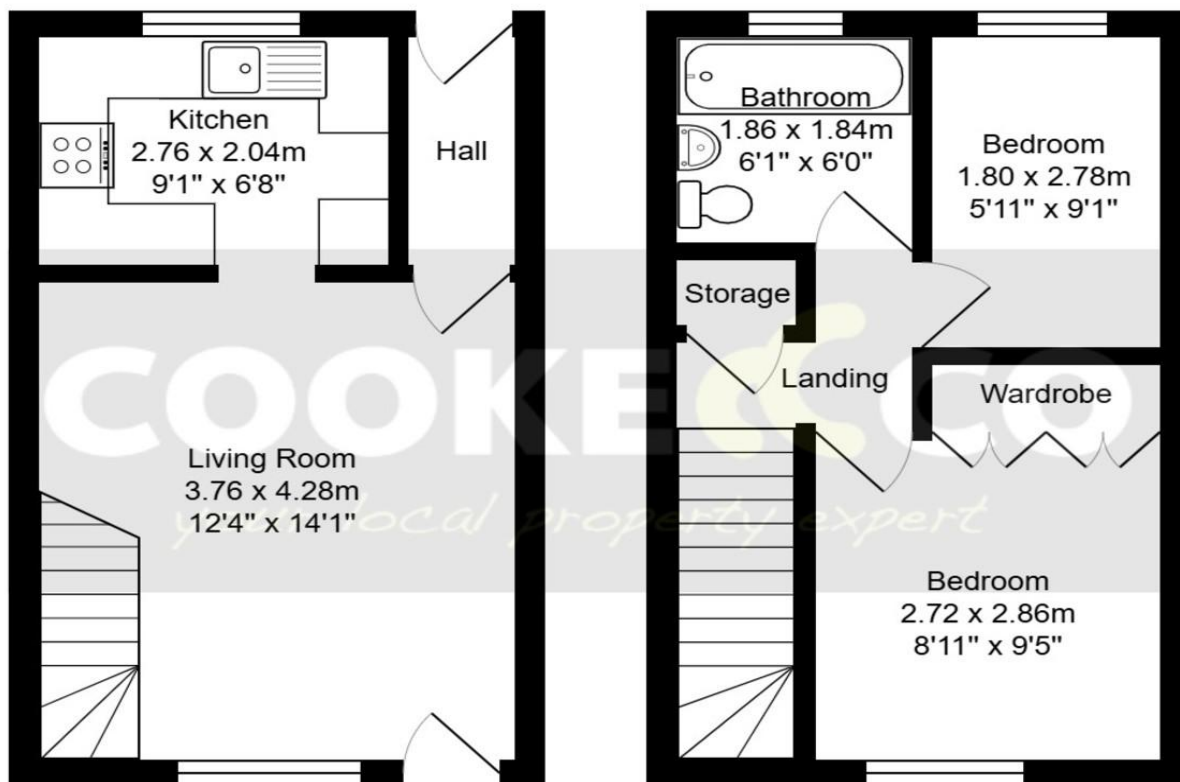
5' 10" x 5' 10" (1.8m x 1.8m) UPVC double glazed window to front, bath with shower over, hand wash basin, low level WC.

Council Tax:

Band B

Local Authority:

North Somerset District Council



Ground Floor

First Floor

Total Area: 49.1 m² ... 529 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 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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