



# 13 TORRINGTON CRESCENT, WORLE

## ASKING PRICE OF £260,000

**COOKE & CO**  
your local property expert

### PROPERTY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- CORNER PLOT
- SOUTH FACING GARDEN
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- LARGE DRIVEWAY
- NO ONWARD CHAIN

# 13 TORRINGTON CRESCENT, WORLE



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this well maintained THREE BEDROOM SEMI DETACHED house, occupying a pleasant corner plot, ideally located for primary and secondary schools as well as amenities in Worle Highstreet and the Sainsbury's shopping precinct.

The property boasts two double bedrooms plus a converted garage providing the third bedroom, south facing garden, conservatory, lounge/diner, kitchen/breakfast room, further benefiting from a large driveway for several vehicles!!!

## FRONT OF PROPERTY

Occupying a corner plot with large hard standing driveway for several vehicles, leading to front entrance

## ENTRANCE HALL

Entrance via uPVC double glazed and stained glass door, radiator, full length double glazed window to front, stairs to first floor, doors leading to lounge & third bedroom (converted garage)

## THIRD BEDROOM

14' 2" x 8' 3" (4.32m x 2.51m) Double glazed window to front, radiator, built in wardrobes housing consumer unit and meters

## LOUNGE/DINER

19' 1" x 10' 3" (5.82m x 3.12m) Double glazed window to front, double glazed sliding patio doors leading to rear garden, radiator, door leading to kitchen

## KITCHEN/BREAKFAST ROOM

13' 2" x 10' 2" (4.01m x 3.1m) A range of wall and base units with work top over and tiled splash backs, stainless steel single sink drainer with mixer tap, integrated electric oven (approx. 3 yrs old) & electric hob (approx. 1 yr old), extractor hood over, space for fridge/freezer and plumbing for washing machine. Wall mounted IDEAL LOGIC Combi boiler (approx. 3 yrs old and fully serviced)

Archway into conservatory

## CONSERVATORY

10' 7" x 7' 1" (3.23m x 2.16m) Low level brick wall with double glazed windows and double glazed patio doors leading to rear garden, radiator

## LANDING

Double glazed window to rear, airing cupboard with radiator

## BEDROOM ONE

13' 1" x 10' 3" (3.99m x 3.12m) Double glazed window to front, radiator, roof void access

## BEDROOM TWO

17' 1" x 8' 4" (5.21m x 2.54m) Double glazed window to rear, large storage cupboard with internal door leading to eaves storage, recess providing for further storage, radiator

## BATHROOM

Double glazed obscure windows to rear, three piece suite comprising of WC, pedestal wash basin, panel bath with electric shower over, chrome heated towel rail

## REAR GARDEN

32' 8" x 24' 7" (9.96m x 7.49m) Laid to lawn and patio slabs, fully enclosed with timber fencing and concrete posts, gated access to the rear of the property. Awning over sliding patio doors, timber shed.

Outside water tap and power supply



# 13 TORRINGTON CRESCENT, WESTON-SUPER-MARE, BS22 6NP



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## OFFICE CONTACT INFO

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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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