



74 COWLEAZE PATH

ASKING PRICE OF £200,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- BALCONY
- LEASEHOLD PROPERTY
- LEASE LENGTH 996 YEARS

74 COWLEAZE PATH, BS29 6BZ



Offered with two allocated parking spaces, a private balcony and the remainder of its new home warranty, this beautifully presented and spacious two double bedroom apartment is situated within the popular Mead Fields development.

Built less than three years ago by Taylor Wimpey, the property is bright and airy throughout and offers modern accommodation that would make an excellent first-time purchase, while also providing plenty of appeal for those looking for a well presented home with minimal work required. A particular feature is the private balcony.

Located on the first floor, the property briefly comprises a communal entrance with stairs leading to the apartment,

entrance hall with two useful storage cupboards, and an impressive open plan kitchen and living space with double glazed windows to the front and rear, along with a French window opening onto the balcony. The kitchen is fitted with a range of wall and base units, integrated appliances comprise double oven, induction hob and cooker hood.

There are two well proportioned double bedrooms, both with full-length double glazed windows, alongside a bathroom with bath and shower over, WC and wash hand basin.

Externally, the property benefits from a private balcony and allocated parking for two vehicles. With its modern finish, generous living space and remaining new home warranty, this is an excellent opportunity for a first-time buyer or anyone looking for a low maintenance modern home. Call today to arrange a viewing.

LOCATION

Mead Fields is a modern development positioned on the eastern edge of Weston-super-Mare, offering a convenient setting close to both the town and the surrounding countryside. The development provides a range of local amenities nearby, while Weston-super-Mare itself is within easy reach for further shopping, leisure and everyday requirements.

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Worle railway station is also close by, providing direct services towards Bristol, Bath Spa and London Paddington, while the M5 is readily accessible for those travelling further afield.

The surrounding area offers a mixture of established communities, open countryside and green spaces, giving Mead Fields a pleasant balance between modern residential living and a more rural setting. With good road links and Weston-super-Mare, Worle and Banwell all within easy reach, it is a well placed development for buyers looking for a modern home without feeling too far removed from the amenities of the town.

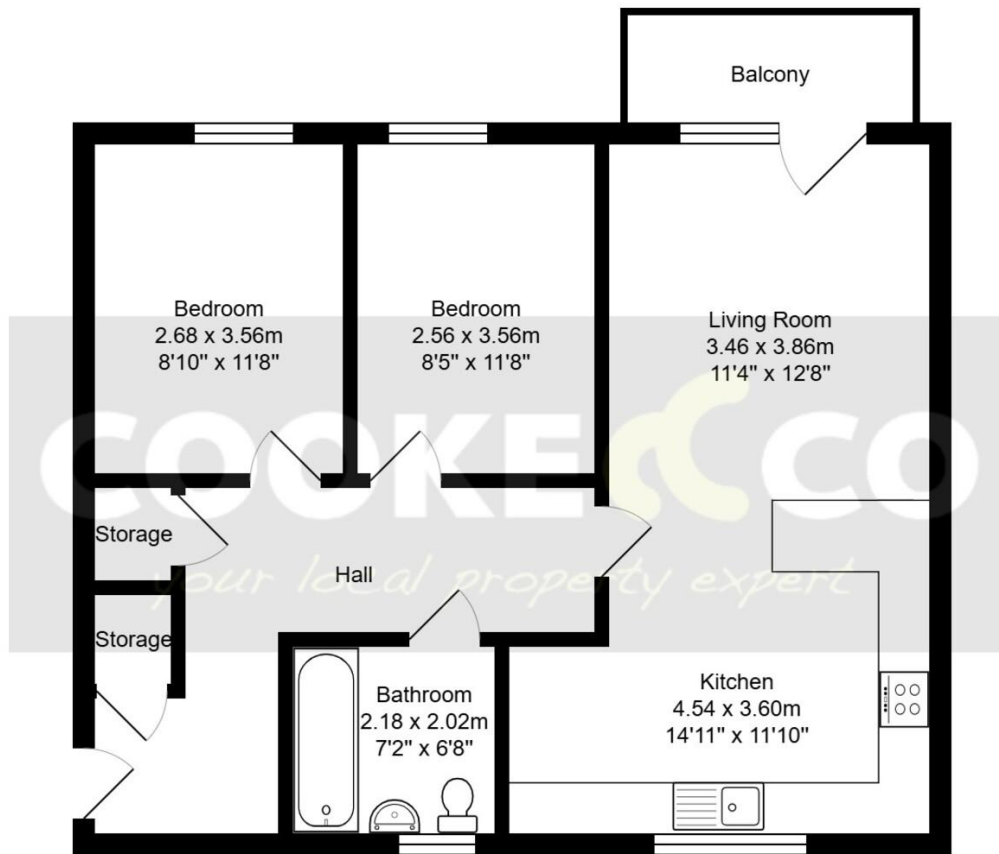


Council Tax:

Band B

Local Authority:

North Somerset District Council



First Floor
Total Area: 67.3 m² ... 724 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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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