



12 PEREGRINE CLOSE

ASKING PRICE OF £250,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO BEDROOM BUNGALOW
- OFF STREET PARKING
- SPACIOUS AND VERSATILE
- SOUGHT-AFTER LOCATION
- FREEHOLD PROPERTY

12 PEREGRINE CLOSE, BS22 8UY



Offered for sale with no onward chain, this well presented two bedroom home offers well proportioned accommodation, a modern style fitted kitchen, well presented wet room and useful additional space in the form of a garage that has been converted into a workshop.

The property briefly comprises an entrance porch leading into the hallway, with doors opening through to the main living areas. The lounge/diner is a particularly good sized room, providing plenty of space for both comfortable seating and dining, with French windows opening directly onto the rear garden. The separate kitchen is fitted with a modern style range of wall and base units, providing a practical space for everyday cooking.

There are two bedrooms, with the main bedroom being a generous double, while the second bedroom benefits from useful storage cupboards. The wet room is well presented and conveniently positioned off the hallway.

To the front, there is a gravelled garden and a substantial driveway providing off street parking for multiple vehicles. To the rear, the garden provides a pleasant outdoor space, while the former garage has been converted into a useful workshop, offering flexibility for hobbies, storage or those needing a dedicated workspace.

With its straightforward layout, good parking, useful workshop and no onward chain, this is a well balanced home that should appeal to first time buyers, downsizers and investors alike.

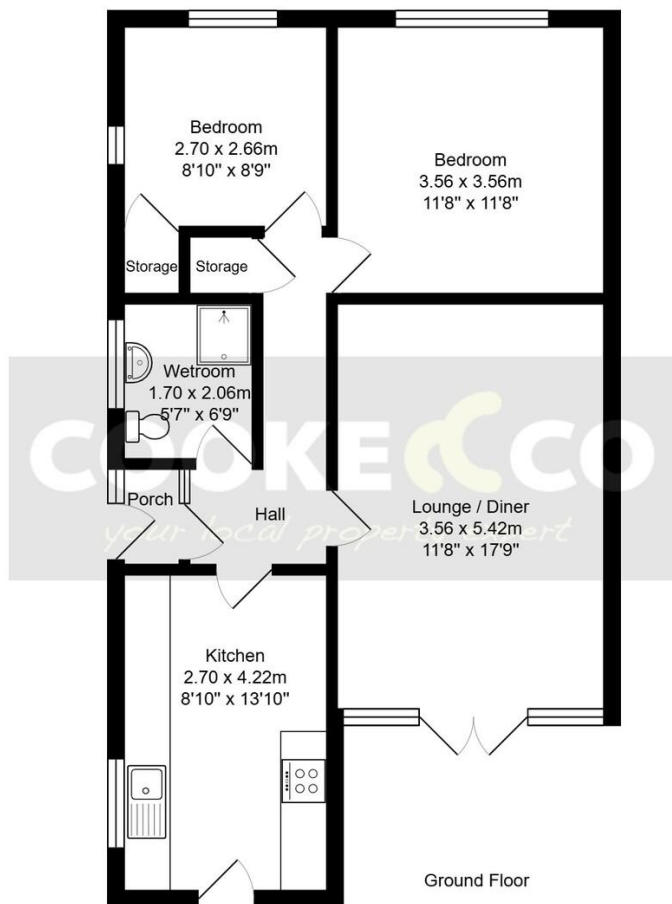
12 PEREGRINE CLOSE, WESTON-SUPER-MARE, BS22 8UY

LOCATION

Peregrine Close is situated within the established residential area of Mead Vale, on the northern side of Weston super Mare. The area offers a good selection of everyday amenities close by, including local shops, schools and community facilities, while Weston town centre is within easy reach for a wider range of shopping, dining and leisure options. There are also good road connections from Mead Vale, making it convenient for those travelling towards the surrounding towns and villages or further afield. The area combines a predominantly residential setting with practical access to the facilities needed for day to day life, making it a popular choice for a range of buyers. For those looking for a well positioned home in Weston with useful amenities and transport links nearby, Peregrine Close provides a convenient location within Mead Vale.



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



Total Area: 65.3 m² ... 703 ft²
All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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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