



CLARENCE ROAD NORTH

£200,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- GROUND FLOOR FLAT
- ALLOCATED PARKING
- SOUGHT-AFTER AREA
- VICTORIAN CONVERSION
- SPACIOUS LIVING SPACE
- SHARE OF FREEHOLD

CLARENCE ROAD NORTH, WESTON-



Cooke & Co are delighted to bring to the market this impressive one-bedroom apartment, beautifully presented within a tastefully converted Victorian building. Offering an excellent amount of living space, this property perfectly combines period character with modern comfort.

The accommodation comprises a stylish, modern fitted kitchen complete with a range of integrated appliances, and a generous 22' living room that benefits from south-facing bay windows-filling the space with natural light and offering plenty of room for both relaxation and dining. The apartment also includes a contemporary family bathroom with access to a practical utility room, along with a spacious double bedroom providing ample storage and comfort.

Externally, the property enjoys the added advantage of allocated parking to the rear, offering convenience and peace of mind. This charming apartment is an ideal opportunity for first-time buyers, professionals, or investors seeking a high-quality home in a sought-after location.

LOCATION

Clarence Road North is a highly desirable location that perfectly balances seaside living with everyday convenience. Just a short stroll from the beautiful Clarence Park, residents can enjoy open green spaces, relaxing walks, and community events right on their doorstep. The area also offers easy access to Weston's golden beaches, scenic promenade, and vibrant town centre filled with cafés, restaurants, and shops. Its charming tree-lined streets and elegant period homes create a welcoming residential feel, while excellent transport links- including the nearby train station for Bristol commuters-add to its appeal. Combining coastal charm, green surroundings, and urban convenience, Clarence Road North is an ideal place to call home.

KITCHEN

13' 9" x 10' 9" (4.2m x 3.3m) Window to side, radiator, wall and floor mounted cupboards with countertops over, inset stainless steel sink and drainer, integrated hob and cooker, filter hood over.

LIVING ROOM

21' 11" x 14' 9" (6.7m x 4.5m) Bay windows to front, coved ceiling, ceiling rose, radiator

BATHROOM

6' 10" x 5' 10" (2.1m x 1.8m) Bath with shower over, hand wash basin, low level WC, extractor fan, access to utility.

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CLARENCE ROAD NORTH, WESTON-SUPER-MARE, BS23 4AT

UTILITY ROOM

4' 7" x 3' 3" (1.4m x 1.0m) fitted countertop, space and plumbing for washing machine.

BEDROOM

14' 1" x 10' 9" (4.3m x 3.3m) window to side, radiator, coved ceiling.

PARKING

Single allocated space to the rear of the property.



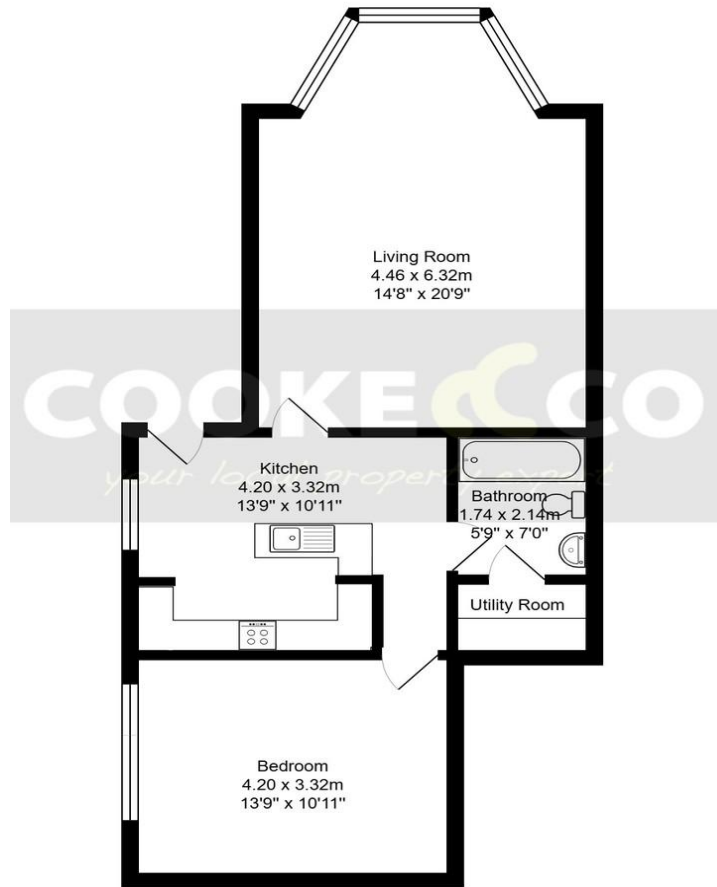
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Council Tax:

Band A

Local Authority:

North Somerset District Council



Ground Floor
Total Area: 60.7 m² ... 654 ft²
All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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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