



12 LEONIDES AVENUE, ASKING PRICE OF £250,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SECURE ONWARD CHAIN
- THREE BEDROOM HOME
- DRIVEWAY PARKING
- GENEROUS GARDEN
- SOUGHT-AFTER LOCATION
- LEASEHOLD PROPERTY

12 LEONIDES AVENUE, BS24 8DT



Situated within the popular Haywood Village, this well presented three bedroom semi detached home offers spacious accommodation arranged over two floors, together with an en suite principal bedroom, kitchen/diner, downstairs cloakroom, private rear garden and driveway parking for two cars. The property also benefits from an EPC rating of B.

The accommodation begins with a welcoming entrance hall providing access to the principal living areas, downstairs cloakroom and stairs rising to the first floor. The generous living room features a front facing window and useful under stairs storage.

To the rear, the kitchen/diner provides a range of wall and base units, integrated oven and hob with extractor, inset sink and drainer, together with space for additional appliances. There is ample room for a dining table, while French doors open onto the rear garden. A downstairs cloakroom completes the ground floor.

Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room and additional storage. Bedrooms two and three overlook the rear of the property, while the family bathroom comprises a bath, wash hand basin and WC.

Outside, the private enclosed rear garden is mainly laid to lawn with a decking area, useful garden shed and side access leading to the driveway. The driveway provides parking for two cars.

12 LEONIDES AVENUE, WESTON-SUPER-MARE, BS24 8DT

Haywood Village is well placed for local amenities, schools and transport links, with the A370, A38 and M5 providing convenient access for commuters. Weston super Mare town centre and its wider range of amenities are also easily accessible.

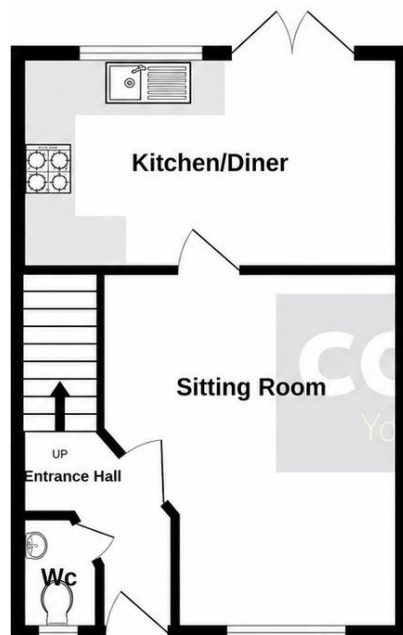


An excellent opportunity for first time buyers, families or professionals, this well positioned home combines practical accommodation with useful outside space and excellent parking.

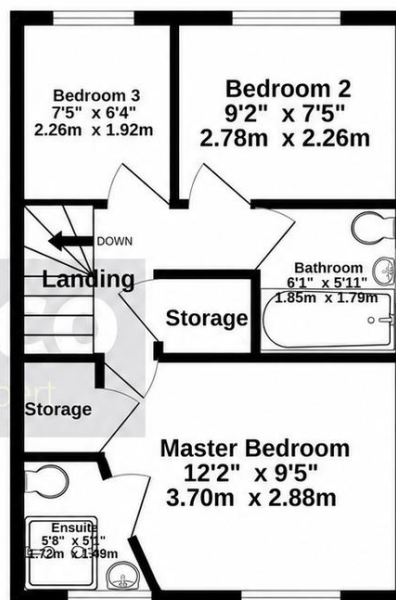


Council Tax:
Band C
Local Authority:
North Somerset District Council

Ground Floor
354 sq.ft. (32.9 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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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