



59 MANOR FARM CRESCENT

ASKING PRICE OF £195,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- PARKING AND GARAGE
- GARDEN
- SOUGHT-AFTER LOCATION
- LEASEHOLD PROPERTY

59 MANOR FARM CRESCENT



Offered to the market with no onward chain, this well-presented two-bedroom apartment enjoys its own private entrance, off-street parking, a garage en bloc, and a garden backing onto open fields, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation is well laid out throughout and briefly comprises an entrance hall with stairs rising to the first-floor landing, a spacious and light-filled lounge ideal for both relaxing and entertaining, and a wider-than-average galley-style fitted kitchen offering a practical and functional workspace. There are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a family shower room complete with airing cupboard.

Outside, the property further benefits from off-street parking and a garage located en bloc, providing useful storage or additional

parking options. To the side of the garage, a well-proportioned garden, predominantly laid to gravel for ease of maintenance, enjoys a pleasant outlook across the neighbouring fields, creating an attractive and peaceful outdoor setting.

LOCATION

Manor Farm Crescent enjoys a convenient and well-connected position on the southern side of Weston-super-Mare, offering an excellent balance of town and countryside living. The area is popular with a wide range of buyers thanks to its nearby amenities, well-regarded local schools, and easy access to commuter routes, including the M5 and Weston-super-Mare railway station. Residents benefit from a selection of shops, supermarkets, leisure facilities, and scenic walking and cycling routes, while the nearby coastline and open countryside provide plenty of opportunities to enjoy the outdoors. The location also offers straightforward access to neighbouring villages such as Hutton and Uphill, both known for their village charm and green spaces. Overall, Manor Farm Crescent combines everyday convenience with a peaceful residential setting.

59 MANOR FARM CRESCENT, WESTON-SUPER-MARE, BS24 9XF

LANDING

LOUNGE/DINER

13' 1" x 13' 1" (4.0m x 4.0m)

KITCHEN

8' 10" x 6' 10" (2.7m x 2.1m)

BEDROOM

13' 1" x 8' 10" (4.0m x 2.7m)

BEDROOM

10' 5" x 9' 10" (3.2m x 3.0m)

SHOWER ROOM

8' 10" x 6' 6" (2.7m x 2.0m) MAX
MEASUREMENTS

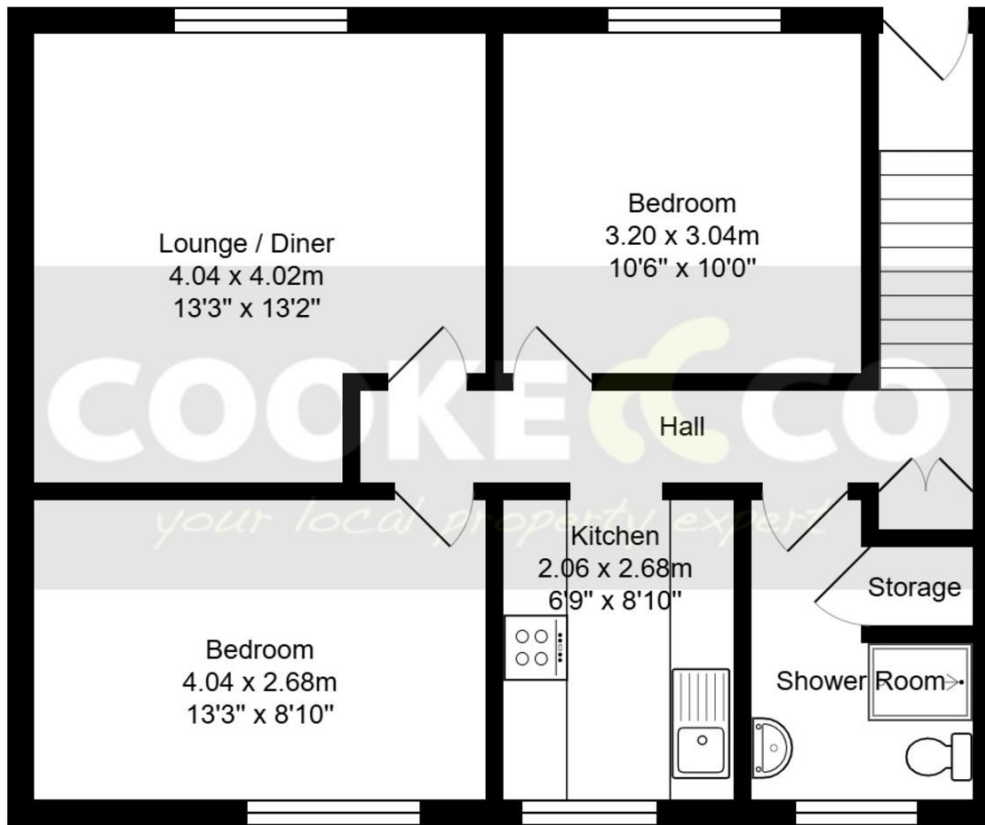


Council Tax:

Band A

Local Authority:

North Somerset District Council



First Floor

Total Area: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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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