



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



Occupying a prime first-floor position within the popular Mead Fields development, this exceptionally bright, spacious, and energy-efficient (EPC Rating B) two double bedroom apartment offers modern living at its finest. Built less than three years ago by Taylor Wimpey, the property remains under its original new home warranty, giving complete peace of mind to incoming buyers.

Enjoying a desirable dual aspect, the apartment is flooded with natural light throughout the day. The two double bedrooms and private balcony face East, capturing glorious morning sunshine, ideal for a tranquil start to the day with a morning coffee on the balcony. To the rear, the open-plan living space, kitchen, bathroom, and hallway enjoy a West-facing aspect, filling the home with warm afternoon light and evening sunsets.

The heart of the home is an impressive open-plan living and kitchen space that opens directly onto the private balcony. The kitchen has been thoughtfully upgraded beyond the standard developer specification with a custom-fitted

breakfast bar. Carefully selected from the same kitchen supplier to match the units seamlessly, it provides an elegant natural divide between the cooking and dining areas while eliminating the need to squeeze in a bulky dining table. The kitchen comes fully equipped with a range of wall and base units, larder unit, integrated double oven, induction hob, and cooker hood.

The generous layout includes a central hallway with two large, invaluable storage cupboards. Both double bedrooms are exceptionally well-proportioned, featuring full-length double-glazed windows that maximize the morning daylight. Serving the home is a crisp, modern bathroom complete with a full bath, overhead shower, glass screen, wash hand basin, and WC.

This home offers outstanding long term security, complete transparency, and low running costs. It benefits from an extraordinary 999-year lease (commencing 1 January 2023), no ground rent, and an equal, fixed, fair-share apportionment of the building's total maintenance costs.

The current annual service charge for 2026 is £1,199.63.

A standout feature is the exceptional parking arrangement: the flat includes a private tandem driveway accommodating two vehicles, conveniently positioned at the end of the row to offer extra side space and ease of access. The block also provides shared, first-come-first-served visitor parking bays for guests.

The seller has already identified and agreed on their onward purchase, creating a short, clear, and highly motivated chain. This property is highly recommended for first-time buyers, professionals, or anyone seeking a hassle-free, low-maintenance home in immaculate condition.

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LOCATION

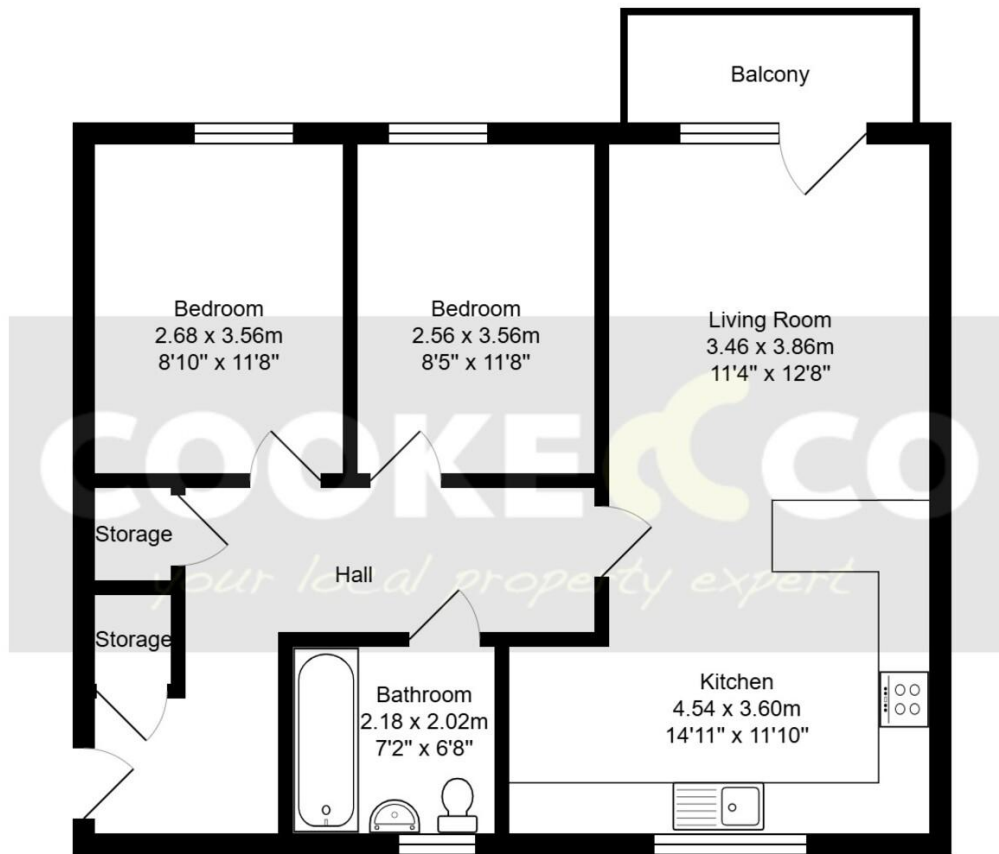
Mead Fields is a modern development positioned on the eastern edge of Weston-super-Mare, offering a convenient setting close to both the town and the surrounding countryside. The development provides a range of local amenities nearby, while Weston-super-Mare itself is within easy reach for further shopping,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

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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