



BERROW LODGE, CLARENCE ROAD EAST

OFFERS OVER £185,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- PARKING AND GARAGE
- SPACIOUS AND VERSATILE
- SOUGHT-AFTER LOCATION
- LEASEHOLD PROPERTY

CLARENCE ROAD EAST, BS23 4BH



Offered with no onward chain, this purpose built first floor apartment occupies a particularly desirable position within Berrow Lodge, with the living room and both bedrooms enjoying a pleasant outlook over the south westerly communal gardens.

The accommodation is well proportioned throughout, with both bedrooms comfortably considered as excellent doubles. The impressive 17'9" kitchen/breakfast room provides a generous range of fitted units, integrated appliances and breakfast bar facilities, while the characterful shaped living room features patio doors opening onto a Juliet style balcony overlooking the gardens.

The property briefly comprises a communal entrance with intercom entry system, entrance hall with two built in cupboards, spacious living room, kitchen/breakfast room, two excellent double bedrooms and a well presented shower room.

Outside, Berrow Lodge benefits from attractive communal gardens, laid predominantly to lawn with established shrubs, together with an enclosed seating area. A garage in a block is allocated to the apartment, identified as number 7.

The property is also conveniently positioned close to Clarence Park and Weston seafront, making this an excellent opportunity for those seeking

well proportioned apartment living in a desirable location.

CLARENCE ROAD EAST, WESTON-SUPER-MARE, BS23 4BH

LOCATION

Southward is a popular residential area of Weston super Mare, offering a convenient setting for a wide range of buyers. The area benefits from a good selection of local amenities, shops and everyday facilities, while Clarence Park provides a valuable green space close by. There are also excellent transport links into Weston town centre and beyond, making Southward well suited to commuters and those wanting easy access to everything the town has to offer. With a mix of established residential streets and a range of property styles, the area appeals to first time buyers, families, downsizers and those looking for a well connected place to call home.

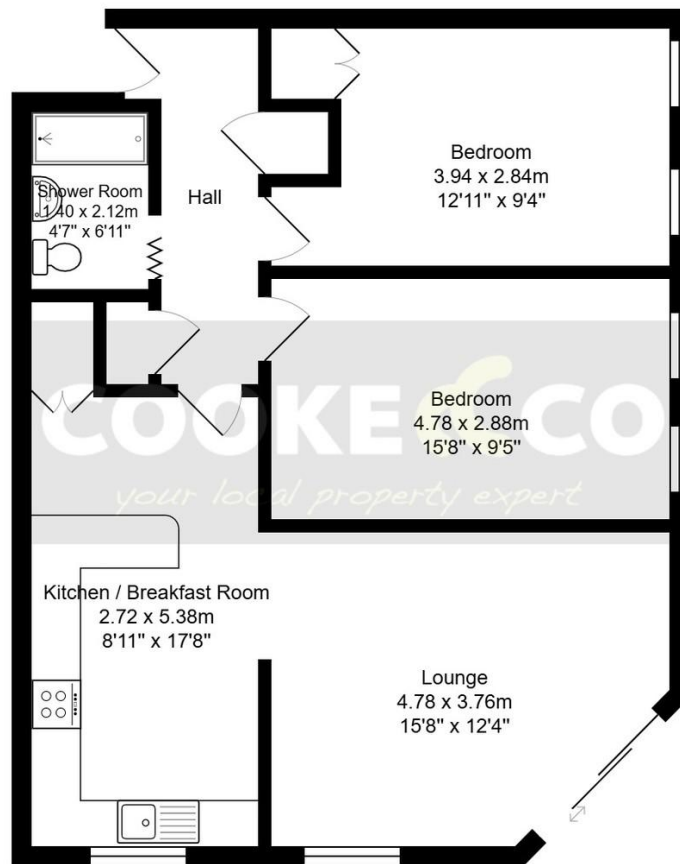


Council Tax:

Band B

Local Authority:

North Somerset District Council



First Floor

Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 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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