



## 4 SLOE CLOSE, WSM

---

### ASKING PRICE OF £220,000

**COOKE & CO**  
*your local property expert*

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- SOUGHT-AFTER LOCATION
- GENEROUS LIVING SPACE
- FREEHOLD PROPERTY

## 4 SLOE CLOSE, WSM



Offered with no onward chain, this two double bedroom home benefits from off-street parking and a garage, presenting an excellent opportunity for first-time buyers or investors alike.

The property offers bright and well-proportioned accommodation throughout, beginning with an entrance hall that leads into a spacious lounge, ideal for both relaxing and entertaining. To the rear, the kitchen diner provides a practical and functional space with ample room for dining, while a downstairs cloakroom/WC adds everyday convenience. Upstairs, there are two comfortable double bedrooms along with a family bathroom, offering a well-balanced layout suited to modern living.

Outside, the rear garden is designed with low maintenance in mind, being predominantly laid to gravel and offering a versatile outdoor space. It also benefits from rear access leading to a single garage and additional off-street parking, enhancing both practicality and appeal.

### LOCATION

Sloe Close in Weston-super-Mare offers a peaceful residential setting while remaining conveniently close to everything you need. The area is well-suited to families, first-time buyers, and commuters alike, with easy access to local schools, shops, and everyday amenities. Weston's popular seafront, with its promenade, beach, and attractions, is just a short drive away, providing a perfect spot for leisure and relaxation.

Transport links are another strong advantage, with nearby road connections and rail services offering straightforward routes to Bristol and beyond. Green spaces and parks are also within easy reach, making it ideal for outdoor activities. Combining convenience, connectivity, and a relaxed coastal lifestyle, Sloe Close is an appealing place to call home.

### ENTRANCE HALL

Composite door to front, access to lounge, stairs to first floor.

### LOUNGE

15' 1" x 9' 2" (4.6m x 2.8m) UPVC double glazed windows to front, storage cupboard, radiator, flooring laid to carpet.

### KITCHEN/DINER

12' 9" x 8' 6" (3.9m x 2.6m) UPVC double glazed window to rear, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, integrated hob and cooker, door to rear garden.

### WC

5' 2" x 2' 11" (1.6m x 0.9m) UPVC double glazed window to rear, low level WC, hand wash basin.

### LANDING

Access to all first floor rooms, flooring laid to carpet.

# 4 SLOE CLOSE, WESTON-SUPER-MARE, BS22 7DG

## BEDROOM

12' 9" x 9' 2" (3.9m x 2.8m) UPVC double glaze window to front, radiator, flooring laid to carpet.



## BEDROOM

12' 9" x 8' 2" (3.9m x 2.5m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



## BATHROOM

6' 2" x 6' 2" (1.9m x 1.9m) Bath with shower over, hand wash basin, low level WC, extractor fan.

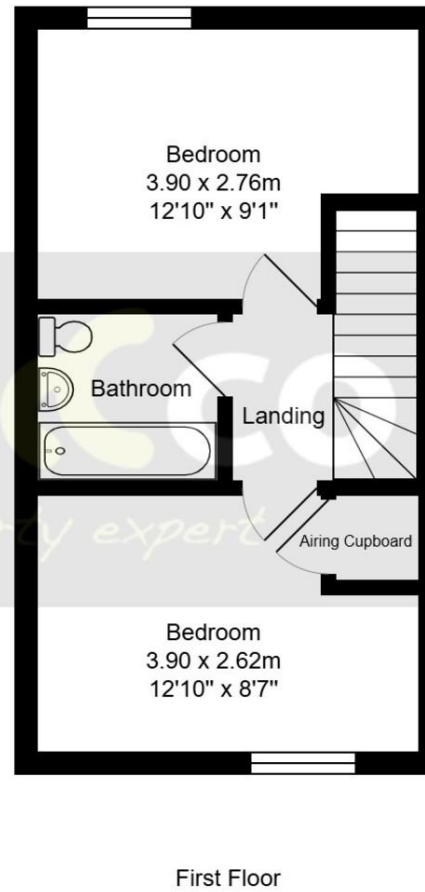
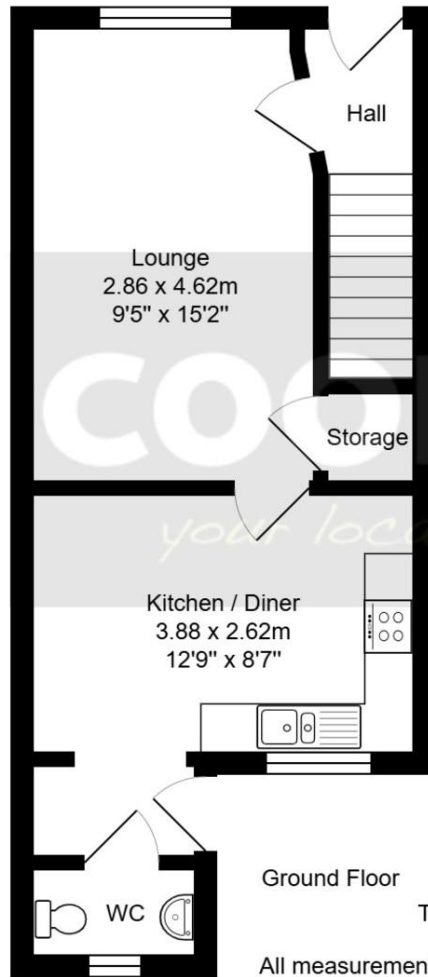


### Council Tax:

Band B

### Local Authority:

North Somerset District Council



Total Area: 61.0 m<sup>2</sup> ... 656 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[Ben.clarke@cookeproperty.co.uk](mailto:Ben.clarke@cookeproperty.co.uk)

## OFFICE CONTACT INFO

236 High Street  
Worle  
Weston-Super-Mare  
Avon  
BS22 6JE

01934 522244  
enquiries@cookeproperty.co.uk  
www.cookeproperty.co.uk

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.

**COOKE & CO**  
your local property expert