



## 2A STAFFORD ROAD, WESTON- ASKING PRICE OF £145,000

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### PROPERTY FEATURES

- NO ONWARD CHAIN
- FIRST FLOOR FLAT
- CONVENIENT LOCATION
- TWO BEDROOMS
- KITCHEN/DINER
- LOW MAINTENANCE FRONT GARDEN

# 2A STAFFORD ROAD, WESTON-SUPER-



Offered with no onward chain, and situated within walking distance of the town centre and seafront, this first floor flat offers well-proportioned accommodation arranged across one level and is well suited to a range of purchasers.

The accommodation comprises one double bedroom and one single bedroom, a generously sized lounge diner, and a separate kitchen diner, providing distinct spaces for everyday living and dining. A bathroom completes the internal layout. The property benefits from gas central heating throughout.

Externally, the flat includes a small, fully paved front garden, offering a practical, low-maintenance outdoor space.

Located within a quarter of a mile of the town centre, the property is conveniently positioned for access to local amenities, transport links, and the seafront.

## LOCATION

Stafford Road is a well-established residential location offering excellent convenience and accessibility. Positioned within walking distance of the town centre and seafront, the area provides easy access to a wide range of shops, cafés, supermarkets, and everyday amenities. Public transport links are close by, with Weston-super-Mare train station within easy reach, offering direct connections to Bristol, Bath, and beyond. Road links are also well served, with straightforward access to the M5, making the area ideal for commuters. The surrounding streets feature a mix of period and modern properties, contributing to a settled and popular neighbourhood feel. Stafford Road is well placed for local schools, leisure facilities, and employment hubs, making it a practical and appealing choice for homeowners and investors alike.

## PORCH

### HALL

Stairs leading to first floor.

### LANDING

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

### LOUNGE

13' 5" x 11' 1" (4.1m x 3.4m) UPVC double glazed bay window to front, radiator, flooring laid to carpet.

### KITCHEN

11' 1" x 10' 2" (3.4m x 3.1m) UPVC double glazed window to rear, wall and floor mounted cupboards with countertops over, inset stainless steel sink and drainer, freestanding cooker, freestanding American style fridge/freezer, radiator, vinyl flooring.

# 2A STAFFORD ROAD, WESTON-SUPER-MARE, BS23 3BW

## BEDROOM ONE

12' 9" x 11' 9" (3.9m x 3.6m) UPVC double glazed window to rear, fitted wardrobes, radiator, flooring laid to carpet.



## BEDROOM TWO

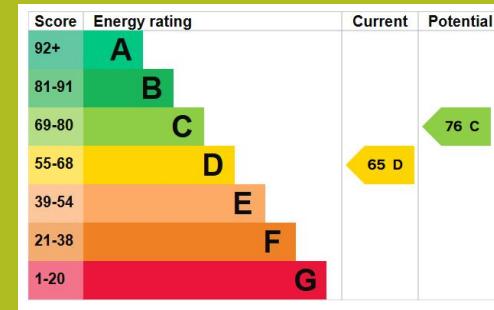
8' 10" x 6' 2" (2.7m x 1.9m) UPVC double glazed window to front, radiator, flooring laid to carpet.



## BATHROOM

7' 10" x 5' 2" (2.4m x 1.6m) UPVC double glazed window to side, bath with shower over, hand wash basin, low level WC, radiator, vinyl flooring.

**Council Tax:**  
Band A  
**Local Authority:**  
North Somerset District Council



[enquiries@cookeproperty.co.uk](mailto:enquiries@cookeproperty.co.uk)

## OFFICE CONTACT INFO

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

01934 522244  
[enquiries@cookeproperty.co.uk](mailto:enquiries@cookeproperty.co.uk)  
[www.cookeproperty.co.uk](http://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