



32 CHANNEL HEIGHTS, WESTON

ASKING PRICE OF £425,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LOUNGE
- CONSERVATORY
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- SUPERB VIEWS
- SOUTH FACING GARDEN
- GARAGE & PARKING

32 CHANNEL HEIGHTS, W-S-M BS24 9LY



This delightful three bedroom detached bungalow occupies an elevated position in the much sought after Bleadon Hill area of Weston-Super Mare. A comfortable, well presented property comprising of a feature reception room with access to the conservatory, good sized bedrooms, a bathroom, cloakroom and fully fitted kitchen.

The bungalow has a beautiful private rear garden with raised lawn and sun trap patio. To the front there is an attached garage and ample parking for a number of vehicles.

This superb three bedroom detached bungalow is on the market for the first time in over 20 years.

What we have noticed

This superb detached bungalow is ideal for anyone looking for a spacious home overlooking this gorgeous coast. The property is presented well but still has loads of scope for anyone wanting to take even more advantage of the views! Subject to any necessary planning.

ENTRANCE HALL

Via the entrance porch there is a spacious entrance hall with radiator, shelved linen cupboard and a walk in cloaks cupboard.

FEATURE RECEPTION ROOM

27' 6" x 11' 8" (8.38m x 3.56m) Comprising a LOUNGE AREA with a 'Minster' style fireplace, radiator and double glazed sliding patio doors to the rear garden.

DINING AREA with a radiator and double glazed French door to the....

CONSERVATORY

16' 6" x 9' 9" (5.03m x 2.97m) a first class double glazed upvc addition with a brick base and tiled floor. Access to the garden.

KITCHEN

11' 2" x 9' 9" (3.4m x 2.97m) with views of both the town and coast. An extensive range of built in oak units with ample working surfaces, plumbing for a washing machine and radiator.

REAR LOBBY

with side access.

CLOAKROOM

with WC and wash hand basin.

BEDROOM 1

14' x 11' 4" (4.27m x 3.45m) with glorious views across the rooftops to the distant Bristol Channel and beyond. An extensive range of built in wardrobes with dressing table section and cupboards above. Radiator.

BEDROOM 2

11' 5" x 10' 1" (3.48m x 3.07m) with radiator and built in wardrobe.

BEDROOM 3

9' 2" x 8' 5" (2.79m x 2.57m) again enjoying view to the Channel. Radiator.

BATHROOM

with white suite comprising new walk in shower, wash basin and WC with built in surround, radiator.

OUTSIDE

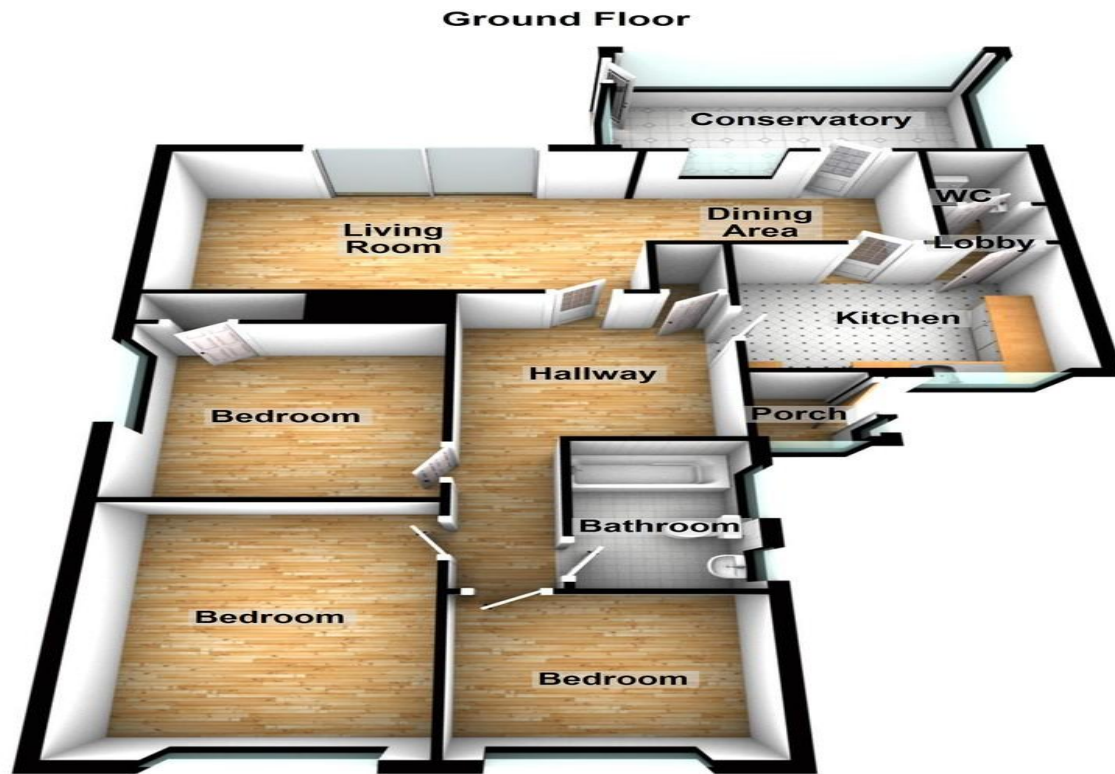
Extensive pebbled driveway providing parking for several vehicles and an attached garage.

The private rear garden is a delightful feature. It has a raised lawn with flower border surround and a concealed garden shed area. Extensive sun trap patio area with access to the garage.

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Council Tax:
Band E
Local Authority:
North somerset council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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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