



## 8 PENRICE CLOSE, WSM.

ASKING PRICE OF £330,000

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

### PROPERTY FEATURES

- DETACHED 1970'S BUNGALOW
- CUL DE SAC LOCATION
- SPECTACULAR VIEWS
- TERRACED REAR GARDEN
- SPACIOUS ROOMS
- LARGE GARAGE

# 8 PENRICE CLOSE, BS22 9AH



## THE PROPERTY

This distinctive two bedroom detached bungalow occupies an elevated position with stunning views across the town towards the distant Bleadon Hills. A well proportioned gas centrally heated property comprising an impressive lounge/dining room, kitchen, 2 double bedrooms, shower room plus cloakroom. Set in a terraced garden the bungalow enjoys a large garage with electrically operated door and parking.

## ENTRANCE

Upvc double glazed entrance door.

## ENTRANCE HALL

with radiator.

## LOUNGE/DINING ROOM

21' 7" x 12' 8" (6.58m x 3.86m) An impressive reception room with a large picture window affording dramatic and far reaching views. Double and single radiators.

## KITCHEN

13' 2" x 8' 4" (4.01m x 2.54m) which again enjoys some delightfully unobstructed views. Well fitted with an extensive range of medium oak units with ample working surface areas, inset one and a half bowl stainless steel sink unit. Plumbing for a washing machine. Floor standing gas boiler. Side door.

## UPPER LANDING

with cloaks cupboard and shelved store cupboard.

## BEDROOM 1

14' 4" x 11' 7" (4.37m x 3.53m) with rear garden outlook and access.

## BEDROOM 2

13' 2" x 11' 6" (4.01m x 3.51m) with rear garden outlook. Wardrobe recess and a radiator.

## SHOWER ROOM

with corner shower cubicle, wash basin, WC and radiator.

## CLOAKROOM

with a WC and wash basin.

## OUTSIDE

Drive way to a large garage with electrically operated door, power and light. The terraced rear garden is a delightful feature. Backing onto open woodland it has two lawned sections. The upper of which has a shed and stunning views. There is a lower patio area and side access. Smaller front section.

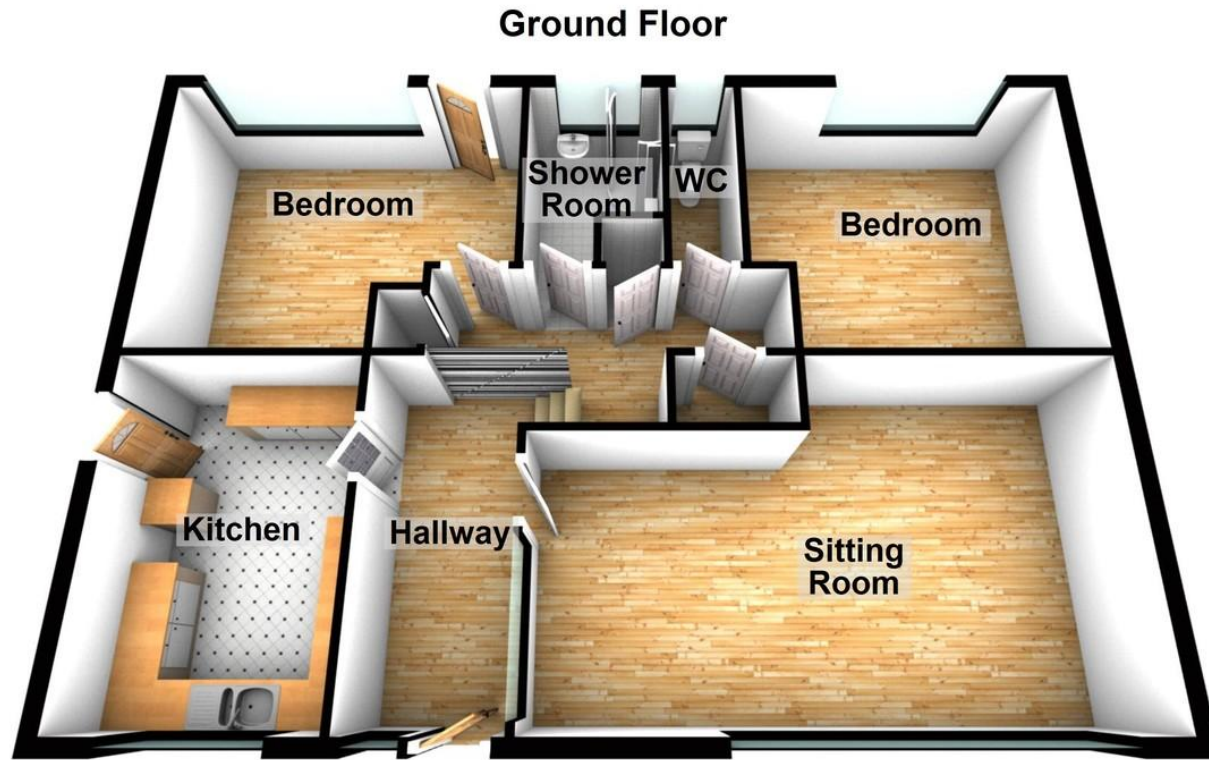
## TENURE

Freehold

# 8 PENRICE CLOSE, MILTON HILLSIDE, BS22 9AH



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   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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