



## 23 WESTBROOK ROAD

ASKING PRICE OF £299,950

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

### PROPERTY FEATURES

- 1930'S BUNGALOW
- MATURE LOCATION
- THREE BEDROOMS
- PRIVATE GARDEN
- GARAGE AND WORKSHOP
- NO ONWARD CHAIN

# 23 WESTBROOK ROAD, WESTON-



This traditional three-bedroom detached 1930's bungalow occupies a well-established position with easy access to the town's excellent amenities. Set in a private rear garden with garage and workshop the property offers comfortable accommodation with elegant lounge, spacious kitchen/ dining room, three bedrooms and a bathroom. Available with no on-going chain.

## ENTRANCE

Entrance door into Entrance Hallway with radiator and loft access.

## ELEGANT LOUNGE

14' 2" x 10' 4" (4.32m x 3.15m) With a feature bay window to the front. Ornate fireplace with coal effect gas fire, radiator.

## KITCHEN/DINER

21' 10" x 5' (6.65m x 1.52m) Which outlooks the rear garden to which there is access through Upvc double glazed sliding patio doors.

The dining area has a double radiator.

The kitchen area has an extensive range of built in units and inset one and a half bowl stainless steel sink unit. Integrated fridge/freezer. Plumbing for washing machine/dish washer and access to a side lobby.

## SIDE LOBBY

With plumbing for a washing machine.

## BEDROOM ONE

13' x 9' 9" (3.96m x 2.97m) With radiator and front garden outlook.

## BEDROOM TWO

9' 8" x 8' 7" (2.95m x 2.62m) With a radiator

## BEDROOM THREE

8' 4" x 7' 9" (2.54m x 2.36m) With radiator.

## BATHROOM

Panelled bath, corner shower cubicle, wash hand basin, low level WC, ladder heater radiator, concealed gas fired boiler and extensive tiling.

## OUTSIDE

To the front there is off road parking and a small section of garden. Enclosed and very private rear garden which has a lawned area complete with well stocked borders, mature trees including pear. There is a patio area and a block-built workshop and side access. Under bungalow storage. The garage is situated at the rear of the property and has garden access.

*\*There is an additional rear parking space in front of the garage and accessed from Gilmore Lane. \**

# 23 WESTBROOK ROAD, WESTON-SUPER-MARE, BS22 8JX



**Council Tax:**

Band C

**Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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## OFFICE CONTACT INFO

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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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