



## 4 TREWARTHA CLOSE, BS23 2RU

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### OFFERS IN EXCESS OF £405,000

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

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- DETACHED HOUSE
- GARAGE AND PARKING
- FOUR BEDROOMS
- BALCONY AND VIEWS
- DOWNSTAIRS CLOAK  
SHOWER ROOM

# 4 TREWARTHA CLOSE, BS23 2RU



## FRONT OF PROPERTY

Gated driveway with ample parking leading to single garage. Mature trees and shrubs.

## GARAGE

Single garage.

## ENTRANCE HALL

With wooden open stairs leading to first floor.

## KITCHEN

9' 86" x 9' 12" (4.93m x 3.05m) Free standing cooker, stainless steel sink, floor and wall units, space for a washing machine/fridge freezer.

## DINING ROOM

13' 10" x 9' 96" (4.22m x 5.18m) With large double glazed window and patio doors leading to raised balcony, steps down to rear garden, double doors leading into the lounge.

## LOUNGE

22' 95" x 11' 98" (9.12m x 5.84m) Widening to 15.86 ft. (4.83m)

Double glazed bay window with great views over Weston-Super-Mare, built in fireplace.

## UTILITY AREA

8' 56" x 4' 28" (3.86m x 1.93m) Providing space for airing laundry.

## CLOAKROOM

6' 18" x 5' 49" (2.29m x 2.77m) Shower, WC and wash basin.

## BEDROOM ONE

13' 96" x 11' 89" (6.4m x 5.61m) Large double glazed window to the rear and door leading to balcony with great views.

## BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m) Double glazed window to the front.

## BEDROOM THREE

9' 93" x 9' 80" (5.11m x 4.78m) Large double glazed window to the rear overlooking the balcony with great views, double fitted wardrobe.

## BEDROOM FOUR

9' 41" x 7' 43" (3.78m x 3.23m) Double glazed window to front/side with built in wardrobes and cupboards.

## BATHROOM

8' 47" x 5' 49" (3.63m x 2.77m) Bath with overhead shower, pedestal wash basin and WC.

## REAR GARDEN

Mature garden with trees and shrubs.

# 4 TREWARTHA CLOSE, WESTON-SUPER-MARE, BS23 2RU

This 4-bed detached spacious property comprises of a kitchen, dining room and a good sized lounge with access to balcony. Fully double-glazed windows and a new boiler. Situated in a lovely quiet location with a short walk to local amenities, Station, Beach, Parks and Woods.

Four good sized bedrooms, master bedroom with access to balcony.



## **Council Tax:**

Band E

## **Local Authority:**

North Somerset District Council

GROUND FLOOR  
984 sq. ft. (91.4 sq.m.) approx.



1ST FLOOR  
706 sq. ft. (65.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Affiliate/Membership Logos

## 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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