



## 37 PELICAN CLOSE, MEAD VALE

---

### ASKING PRICE OF £235,000

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

#### PROPERTY FEATURES

- TERRACE HOUSE
- THREE BEDROOMS
- NEWLY DECORATED
- NEWLY CARPETED
- FITTED KITCHEN
- LOUNGE/DINER
- FAMILY BATHROOM
- GARAGE & PARKING
- NO ONWARD CHAIN

# 37 PELICAN CLOSE, MEAD VALE, BS22



Cooke & Co are delighted to offer for sale this terrace house comprising of three bedrooms, fitted kitchen, lounge/diner, family bathroom, benefitting from gas central heating, and the property is fully double glazed. The property also has a garage and off road parking on the driveway. Situated close to all amenities, schools local shops, and bus roots. with good access to M5.

This property could be suitable for an investor with a potential rental income of £1100pm or family home to make your own!

## TO THE FRONT

Driveway leading to single garage and front entrance to property

## ENTRANCE HALL

Double glazed front door, leading into hallway with door access into garage and a further double glazed inner door into the property with wall radiator new carpets and stairs case to first floor.

## KITCHEN

10' 5" x 9' 9" (3.18m x 2.97m) fitted kitchen with wall and base units has free standing stove with oven and hob, single sink and drainer, and space for washing machine and fridge / freezer with a double glazed window to the front, and laminate flooring

## LOUNGE/DINER

15' 8" x 11' 8" (4.78m x 3.56m) Double glazed patio doors leading to rear garden, wall radiator, storage cupboard, and carpet flooring.

## BEDROOM ONE

10' 9" x 9' 6" (3.28m x 2.9m) Double glazed window to the front, wall radiator, new carpet flooring

## BEDROOM TWO

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to the rear, wall radiator, and new carpet flooring

## BEDROOM THREE

7' 6" x 7' 1" (2.29m x 2.16m) Double glazed window to the rear, wall radiator, new carpet flooring

## BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m) Double glazed frosted window to the front, wall radiator, bath with overhead shower, sink and WC lino flooring

## LANDING

Storage cupboard housing the boiler, loft access, carpet flooring

## REAR GARDEN

Decked area to the rear of the garden, artificial grass and loose stone pathway leading to rear garden gate, with shrub borders.

# 37 PELICAN CLOSE, WESTON-SUPER-MARE, BS22 8XQ



**Council Tax:**  
Band B  
**Local Authority:**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

## OFFICE CONTACT INFO

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

01934 522244  
enquiries@cookeproperty.co.uk  
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.

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