



## 135 MOORLAND ROAD, W-S-M BS23 4HU

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### ASKING PRICE OF £304,950

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

#### PROPERTY FEATURES

- PERIOD HOUSE
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- BESPOKE KITCHEN
- SUNNY REAR GARDEN
- WORKSHOP/OFFICE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC D

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### **ENTRANCE**

Entrance via front door, stairs to first floor

### **LIVING ROOM**

15' 9" x 14' 11" (4.8m x 4.55m) Double-glazed window to front, radiator, wood burner with cast iron surround.

### **KITCHEN/DINER**

14' 4" x 11' 5" (4.37m x 3.48m) Double-glazed window, double glazed French doors leading to courtyard area. Range of base & wall units with hardwood worktops over, Belfast sink, integrated dishwasher, washer dryer, fridge, Rangemaster range cooker, cupboard housing central heating boiler

### **LANDING**

Stained glass window, radiator

### **BEDROOM 1**

15' 9" x 14' 3" (4.8m x 4.34m) Double-glazed window to front, radiator

### **ENSUITE**

Obscure double-glazed window to side, white suite comprising low level W.C, vanity unit and shower enclosure with mains shower

### **BEDROOM 2**

12' 1" x 10' 9" (3.68m x 3.28m) Double-glazed window to rear, radiator

### **BATHROOM**

Double-glazed window to the side, heated towel rail, white suite comprising 'claw foot' bath, corner vanity unit, low level W.C

### **OUTSIDE**

Off road parking to the front for one vehicle

Fully enclosed rear garden with storage shed, lawned area and further area where the workshop/office is located

Workshop/office - 15'4" x 12'4" - double glazed French doors and double-glazed window overlooking the garden

Adjoining Storage shed - accessed via a double-glazed door

# 135 MOORLAND ROAD, WESTON-SUPER-MARE, BS23 4HU



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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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