



10 WAGTAIL GARDENS, WORLE BS22 8SH
ASKING PRICE OF £299,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- WET ROOM
- SINGLE GARAGE
- CONSERVATORY
- SINGLE GARAGE
- PARKING FOR SEVERAL VEHICLES
- GAS C/HEATING & D/GLAZING

10 WAGTAIL GARDENS, WESTON-



Cooke & Co are delighted to offer for sale this two bedroom detached bungalow, positioned in a quite cul-de-sac on a level location with easy access to public transport. The property occupies a good sized plot and briefly comprises of two bedrooms, kitchen, lounge, conservatory & wet room. Single garage and driveway for several vehicles. Boasting a beautiful sunny garden with pond, raised flower beds, storage shed and greenhouse.

TO THE FRONT

Laid to lawn with shrub border and mature tree

Driveway to the side with parking for several vehicles leading to single garage

Leading to entrance via double-glazed door into;

HALLWAY

Radiator, consumer unit, storage cupboard, further storage cupboard housing wall mounted Worcester combi boiler approx. 5 years old

LOUNGE

17' 6" x 10' 0" (5.33m x 3.05m) Obscure double-glazed window to side, double-glazed patio door to conservatory

Radiator, marble feature fireplace with living flame gas fire

KITCHEN

9' 2" x 7' 7" (2.79m x 2.31m) Double-glazed window to rear, double-glazed door outside, range of base and wall units with worktop over, inset single drainer sink

CONSERVATORY

8' 9" x 7' 8" (2.67m x 2.34m) Brick and double-glazed construction with poly-carbonate roof, double glazed door to rear garden

BEDROOM 1

14' 2" x 10' 10" (4.32m x 3.3m) Double-glazed window to front, radiator

BEDROOM 2

11' 2" x 9' 2" (3.4m x 2.79m) Double-glazed window to rear, radiator

WET ROOM

Two obscure double-glazed windows to side, low level WC, washbasin, electric shower, heated towel rail

OUTSIDE

Gated access to driveway, pedestrian door into garage

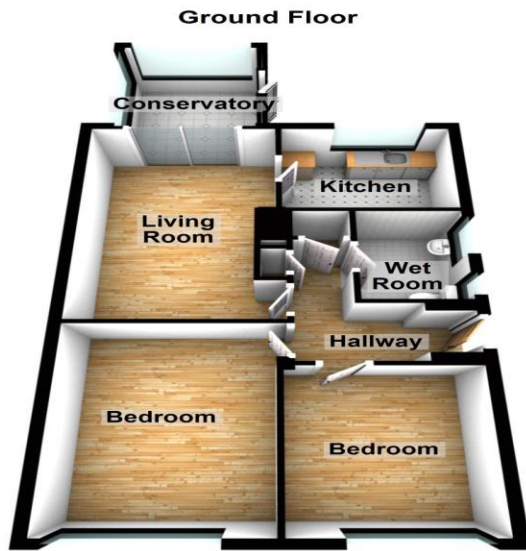
REAR GARDEN

The garden is a feature of the property being fully enclosed and of a good size with sunny aspect. There is a storage shed, greenhouse, pond, several lawned areas, variety of mature shrubs and fruit trees.

10 WAGTAIL GARDENS, WESTON-SUPER-MARE, BS22 8SH



Council Tax:
Band C
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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