



## 9 MARTOCK, DUNSTER CRESCENT

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### ASKING PRICE OF £239,950

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

#### PROPERTY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- NEWLY FITTED CARPET
- LOUNGE/DINER
- FAMILY BATHROOM
- D/GLAZING & GAS C/HEATING
- GARAGE WITH COMMUNAL PARKING
- NO ONWARD CHAIN

# 9 MARTOCK, W-S-M, BS24 9EA



Cooke & Co are delighted to offer this well presented and newly decorated three bedroom semi-detached house situated in Oldmixon. Conveniently located close to primary and secondary schools, shops, amenities, bus routes and Weston Hospital. The property briefly comprises three bedrooms, lounge/diner, family bathroom and a newly fitted kitchen. Externally, the property boasts a good size low maintenance, south facing garden with gated side access to the garage, set within a communal car park. The property also benefits from double glazing & gas central heating with newly installed boiler and radiators.

## FRONT OF PROPERTY

Fenced garden area, laid to slabs and chippings

## ENTRANCE HALL

Entrance via double glazed obscure front door and window to the side

Stairs to first floor, radiator, doorway leading to third bedroom, lounge & kitchen

Good under stair space for storage

## BEDROOM 3

8' 7" x 7' 7" (2.62m x 2.31m) Double glazed window to front, radiator

## LOUNGE DINER

19' 9" x 11' 2" (6.02m x 3.4m) Two radiators, double glazed windows to front & rear

## BATHROOM

White suite comprising of WC, basin and bath with electric shower over, double glazed obscure window to side, radiator

## KITCHEN

9' 9" x 8' 0" (2.97m x 2.44m) Range of wall and base units with work top over, brand new integrated electric oven and hob with extractor hood over. 1 1/2 bowl stainless steel sink, tiled splash backs, larder cupboard, vinyl flooring, double glazed window to rear. Door leading to lounge/diner & door leading to utility room

## UTILITY ROOM

Plumbing for washing machine, Viessmann combi boiler, double glazed obscure door leading to rear garden

## BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m) Built in storage cupboards, double glazed window to front, radiator

## BEDROOM TWO

12' 2" x 10' 8" (3.71m x 3.25m) Built in storage, double glazed window to front, radiator, door to roof space

## REAR GARDEN

South facing & fully enclosed, laid to slabs, lawn and stone chippings, side gated access to the garage at the rear

# 9 MARTOCK, WESTON-SUPER-MARE, BS24 9EA

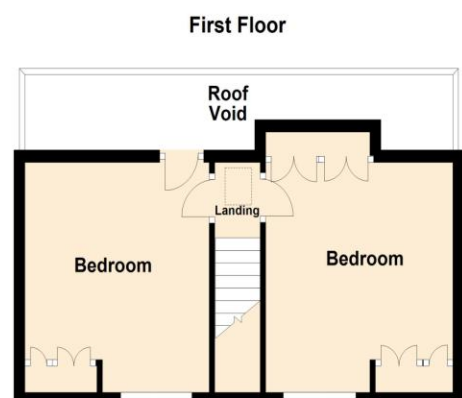
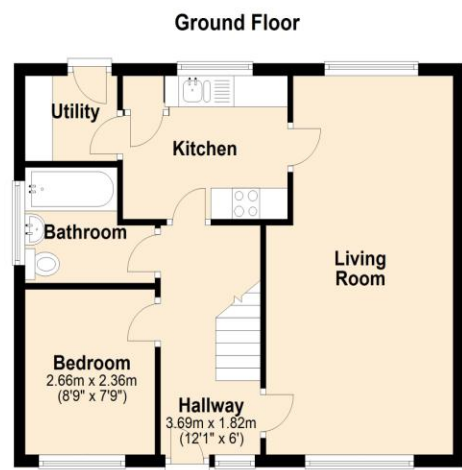
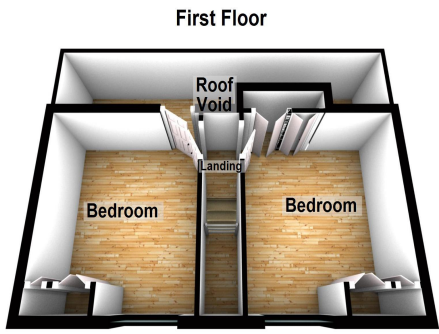
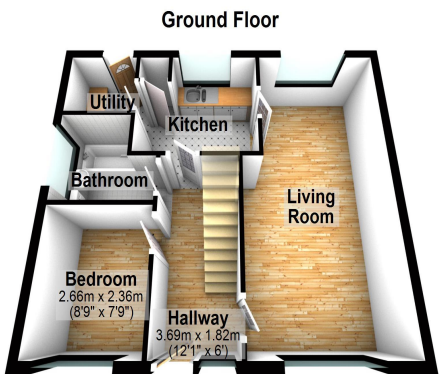


**Council Tax:**

Band B

**Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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

