



29 THE OLD LODGE, WORLEBURY HILL ROAD

ASKING PRICE OF £240,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- PERIOD PROPERTY
- GROUND FLOOR FLAT
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- GALLEY KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- LEADED DOUBLE GLAZING
- ENCLOSED GARDENS

29 WORLEBURY HILL ROAD,



Cooke & Co are delighted to offer for sale this unique two bedroom ground floor flat with lots of history. Originally built in the 1840's as a hunting lodge and in its later years used as a tearoom & post office. Situated on the sought after Worlebury Hill, a stones throw away from Worlebury woods, ideal for recreational and dog walking, with pathways leading to the beach, and close to the popular Worlebury golf course. The property briefly comprises Two bedrooms, lounge and partitioned dining room with stone walls, galley style kitchen with integrated fridge freezer, dishwasher & washing machine, shower room and attractive enclosed rear garden.

Leasehold property 978 years remaining

FRONT OF PROPERTY

Fully enclosed with wall and fencing, laid to patio leading to wooden entrance door

Side gated access to the rear of property

ENTRANCE

Wooden front door, with gothic features leading into living area

LIVING ROOM

20' 2" x 13' 9" (6.15m x 4.19m) Two double glazed leaded windows to front and two double glazed windows to the side, log burner, radiator, internal stone walls encasing dining room area, exposed original beams, door leading to kitchen and bedroom two

DINING ROOM

11' 5" x 7' 9" (3.48m x 2.36m) Original stone walled, double glazed lead window to front, radiator, encased consumer unit, vinyl wood effect flooring

BEDROOM TWO

16' 2" x 6' 6" (4.93m x 1.98m) Small obscured window to rear, radiator

KITCHEN

10' 5" x 6' 3" (3.18m x 1.91m) Galley fitted kitchen, integrated fridge/freezer, dishwasher & washing machine. Built in electric oven and electric hob with extractor hood over, double glazed leaded window to side, tiled splashbacks, vertical radiator panel,
1 1/2 bowl porcelain sink, cupboard housing Viessmann combi boiler 4 years +, vinyl wood effect flooring

SHOWER ROOM

Door way into shower room with enclosed corner shower with mains overhead shower, WC, sink with vanity below, towel rail, obscure double glazed window to side, fully tiled

BEDROOM ONE

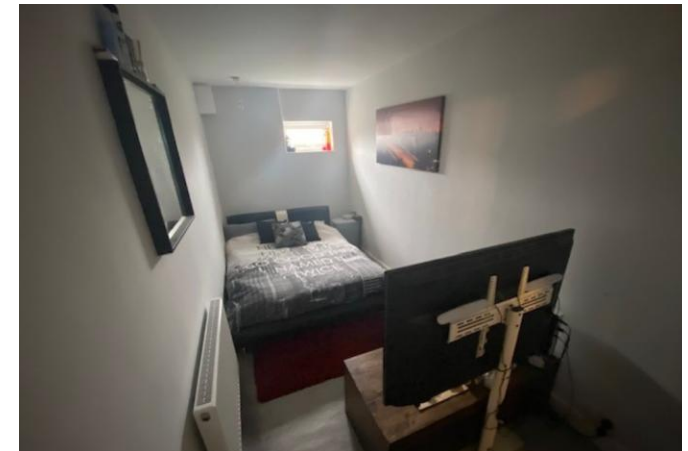
16' 3" x 11' 5" (4.95m x 3.48m) Double glazed window to rear, radiator

REAR GARDEN

Fully enclosed split level garden, patio area laid to slabs, area to side laid to lawn, sleeper steps leading to further patio area laid to slabs. Pergola area to rear of garden

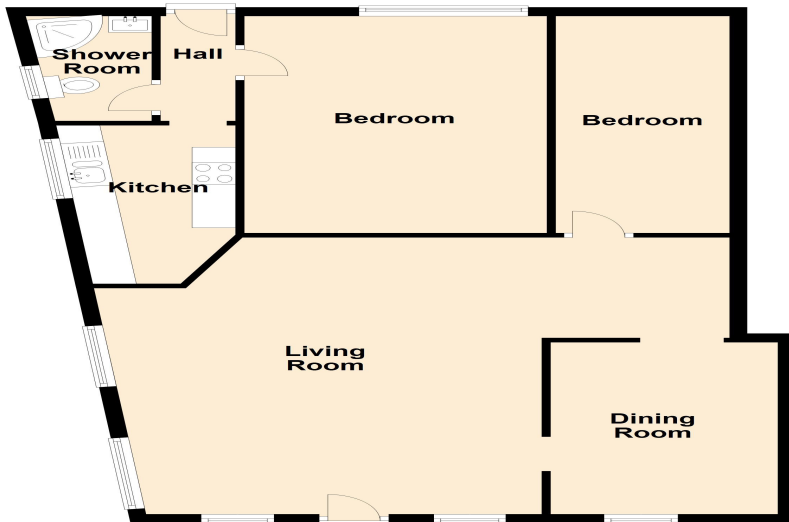
Side gated access to the front of the property

29 WORLEBURY HILL ROAD, WESTON-SUPER-MARE, BS22 9SQ

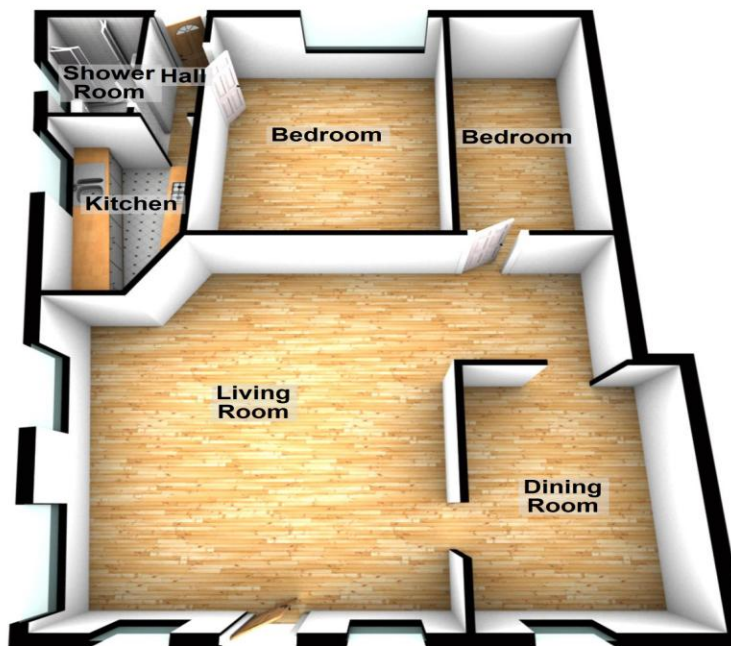


Council Tax:
Band B
Local Authority:
North Somerset District Council

Ground Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.

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