



22 TIGER MOTH ROAD, W-S-M BS24 8DL

ASKING PRICE OF £430,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED FAMILY HOME
- 5 BEDROOMS
- MASTER WITH EN-SUITE
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY FOR 2 CARS
- ADDITIONAL PARKING
- EPC B

22 TIGER MOTH ROAD, WESTON-



Cooke & Co are delighted to bring to the market this beautifully presented and in 'SHOW HOME CONDITION' DETACHED 5 bedroom family home, ideally positioned in a well-established cul-de-sac on the popular Haywood Village development and just a short 10-minute drive from Weston-super-Mare town centre & seafront, boasting a spacious outlook from the front of the property with driveway parking for two vehicles plus an additional two parking spaces for visitors & a garage.

In brief the property comprises of four good sized bedrooms, master with en-suite, a smaller fifth bedroom/study, lounge, modern open plan fitted kitchen/diner with a utility room & downstairs cloakroom, a good sized fully enclosed AstroTurfed garden for all year round use.

FRONT OF PROPERTY

Driveway for two vehicles, garage with up and over door, with power and lighting.

A further two parking spaces for visitors

ENTRANCE HALL

Via entrance door, radiator and under stair storage cupboard, stairs leading to first floor

LOUNGE

15' 1" x 10' 7" (4.6m x 3.23m) A pleasant open outlook to the front, double radiator, double glazed window

KITCHEN/DINER

21' 0" x 9' 8" (6.4m x 2.95m) Modern fitted kitchen with high gloss white doors, work top over, single sink with mixer tap, built in dishwasher, double electric oven and hob with extractor over, space for large fridge freezer. Double glazed window to rear

Dining area with double glazed French doors leading to rear garden, vertical radiator

DINING AREA

Double glazed French doors leading to the rear garden,

UTILITY ROOM

6' 3" x 5' 4" (1.91m x 1.63m) Matching wall and base units & worktop over, cupboard housing Ideal boiler (5yrs old), plumbing for washing machine, space for tumble dryer, double glazed door leading to rear garden.

Door leading to

CLOAKROOM

WC, sink, radiator, wall mounted consumer unit

MASTER BEDROOM

13' 3" x 10' 7" (4.04m x 3.23m) Double glazed window to front, radiator

Door leading to

ENSUITE

Shower cubicle with mains shower overhead, sink with vanity under, WC, obscure double glazed window to front, heated towel rail

BEDROOM TWO

11' 2" x 10' 6" (3.4m x 3.2m) Double glazed full length window to front, radiator

BEDROOM THREE

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to rear, radiator

BEDROOM FOUR

10' 2" x 9' 2" (3.1m x 2.79m) Double glazed window to rear, radiator

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BEDROOM 5/STUDY

7' 1" x 6' 8" (2.16m x 2.03m) Double glazed window to rear, radiator

BATHROOM

White suite, bath with mains shower overhead, shower screen, WC, wash basin with vanity unit under, obscure double glazed window to side, heated towel rail

REAR GARDEN

Fully enclosed split level garden mainly laid to Astro turf with a raised decked area for seating, and patio slabs, outside water tap, side gated access to front of house



Council Tax:

Band E

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Affiliate/Membership Logos

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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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