



# HIDCOTE MEWS, WESTON VILLAGE

---

## ASKING PRICE OF £260,000

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

### PROPERTY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- KITCHEN/DINER
- DOWNSTAIRS WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE & PARKING
- NO ONWARD CHAIN

# HIDCOTE MEWS, WESTON VILLAGE,



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this semi-detached THREE BEDROOM home, positioned on the edge of Weston Village providing good access for amenities and commuter routes.

In brief the property further comprises of kitchen/diner, lounge, downstairs WC, master with en-suite shower room, garage & parking for one car.

## FRONT OF PROPERTY

Pathway fenced with iron railings leading to front door, pathway continuing round to the side of the property providing access to the rear and garage

## ENTRANCE HALL

Stairs to first floor, door to cloakroom, radiator

## CLOAKROOM

Pedestal washbasin, WC, radiator, obscure double glazed window to front

## LOUNGE

13' 0" x 9' 9" (3.96m x 2.97m) Double glazed window to front, radiator, ornate fire surround (no installed fire)

## KITCHEN/DINER

18' 5" x 7' 9" (5.61m x 2.36m) Opening to 10" 7"

A range of wall and base units, work top over with stainless steel single sink drainer with mixer tap, built in electric oven with gas hob and extractor hood over, plumbing for washing machine, space for dishwasher and space for fridge freezer, double glazed window to rear.

Dining area, radiator, double glazed patio doors leading to rear garden

## LANDING

Roof void access

## BEDROOM ONE

17' 9" x 9' 8" (5.41m x 2.95m) Built in wardrobe, double glazed window to rear, radiator

## ENSUITE-SHOWER ROOM

Shower cubicle with electric shower over, pedestal washbasin, WC

## BEDROOM TWO

10' 1" x 7' 6" (3.07m x 2.29m) Double glazed window to rear, built in wardrobe, radiator

## BEDROOM THREE

9' 7" x 5' 7" (2.92m x 1.7m) Double glazed window to front, radiator

## BATHROOM

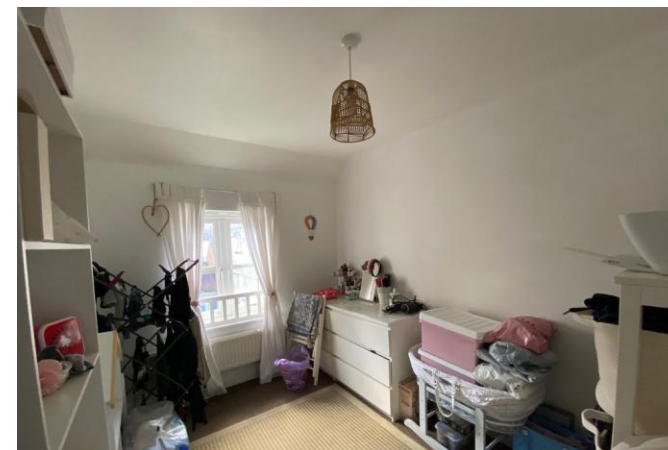
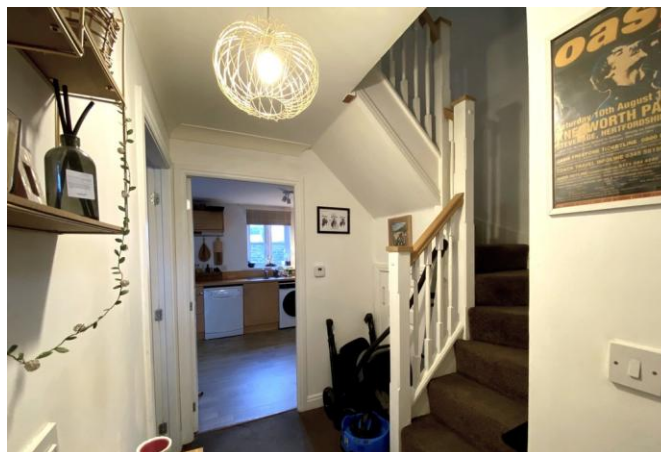
Panel bath, WC, pedestal washbasin, radiator, obscure double glazed window to front

## REAR GARDEN

Enclosed with brick wall and timber fencing, timber gate access to rear and garage

Laid to patio slabs and lawn

# HIDCOTE MEWS, WESTON VILLAGE, BS24 7JD



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

## OFFICE CONTACT INFO

236 High Street  
Worle  
Weston-Super-Mare  
Avon  
BS22 6JE

01934 522244  
enquiries@cookeproperty.co.uk  
www.cookeproperty.co.uk

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.

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