



## 58 FARM ROAD, WESTON-SUPER- ASKING PRICE OF £450,000

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

### PROPERTY FEATURES

- NO ONWARD CHAIN
- CHALET BUNGALOW
- OFF STREET PARKING
- LARGE GARDEN
- VIEWS ACROSS WESTON
- FREEHOLD PROPERTY

# 58 FARM ROAD, WESTON-SUPER-



Offered with no onward chain and featuring off-street parking, Cooke & Co are delighted to present this well-maintained three/four-bedroom detached chalet bungalow.

Beautifully presented throughout, the accommodation briefly comprises an entrance porch, welcoming hallway, and two spacious ground-floor double bedrooms-one with an ensuite shower room-which could also serve as additional reception rooms if desired. There is also a cloakroom, and a comfortable lounge with French doors opening onto a generous balcony and decked area, perfect for relaxing or entertaining. The kitchen/diner offers a range of fitted units and ample space for family meals.

Upstairs, a galleried landing leads to a modern family bathroom and two large double bedrooms, providing flexible living arrangements.

Externally, the property enjoys a low-maintenance front garden and a spacious rear garden mainly laid to lawn-ideal for families or keen gardeners alike. A gated driveway provides off-street parking and extends down the side of the property. In addition, there is a useful basement with power and lighting, offering excellent storage or hobby space.

## LOCATION

Nestled in the sought-after area of Milton, Weston-super-Mare, Farm Road offers the perfect blend of convenience and community. This peaceful residential location is just minutes from the town centre, beautiful seafront, and transport links including the M5 and Weston train station-ideal for commuters. Families will love the excellent local schools, nearby parks, and independent shops that give Milton its welcoming village feel. With scenic countryside walks on your doorstep and the coast just a short stroll away, Farm Road combines relaxed coastal living with easy access to everything Weston has to offer. It's a location that truly delivers the best of both worlds-quiet, well-connected, and full of character.

## PORCH

Tiled flooring, leading to main hall

## HALL

11' 9" x 7' 10" (3.6m x 2.4m) Radiator. Understairs cupboard. Staircase rising to First Floor.

## CLOAKROOM

Low level WC. Wash basin. Tiled splashback. Radiator.

## UTILITY ROOM

5' 6" x 5' 6" (1.7m x 1.7m) Work surface with inset sink. Plumbing for a washing machine. Radiator. Extractor.

## LOUNGE

13' 9" x 11' 5" (4.2m x 3.5m) Fire surround. Radiator. TV point. Double glazed french doors to Terrace.

## KITCHEN/DINER

12' 1" x 11' 5" (3.7m x 3.5m) Range of wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a dishwasher. Space for a fridge/freezer. Tiled splashback. Radiator. Double glazed door to Terrace.

## BEDROOM ONE

13' 9" x 11' 5" (4.2m x 3.5m) Bay window. Radiator. Door to:-

## ENSUITE

6' 10" x 5' 6" (2.1m x 1.7m) Paneled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.



# 58 FARM ROAD, WESTON-SUPER-MARE, BS22 8BD

## BEDROOM/STUDY

11' 5" x 10' 5" (3.5m x 3.2m) Bay window. Radiator.

## LANDING

8' 2" x 6' 10" (2.5m x 2.1m) Radiator.

## BEDROOM TWO

13' 9" x 13' 1" (4.2m x 4.0m) Sloping ceilings. Radiator. Eaves storage.

## BEDROOM THREE

13' 9" x 13' 1" (4.2m x 4.0m) Sloping ceilings. Radiator. Eaves storage.

## BATHROOM

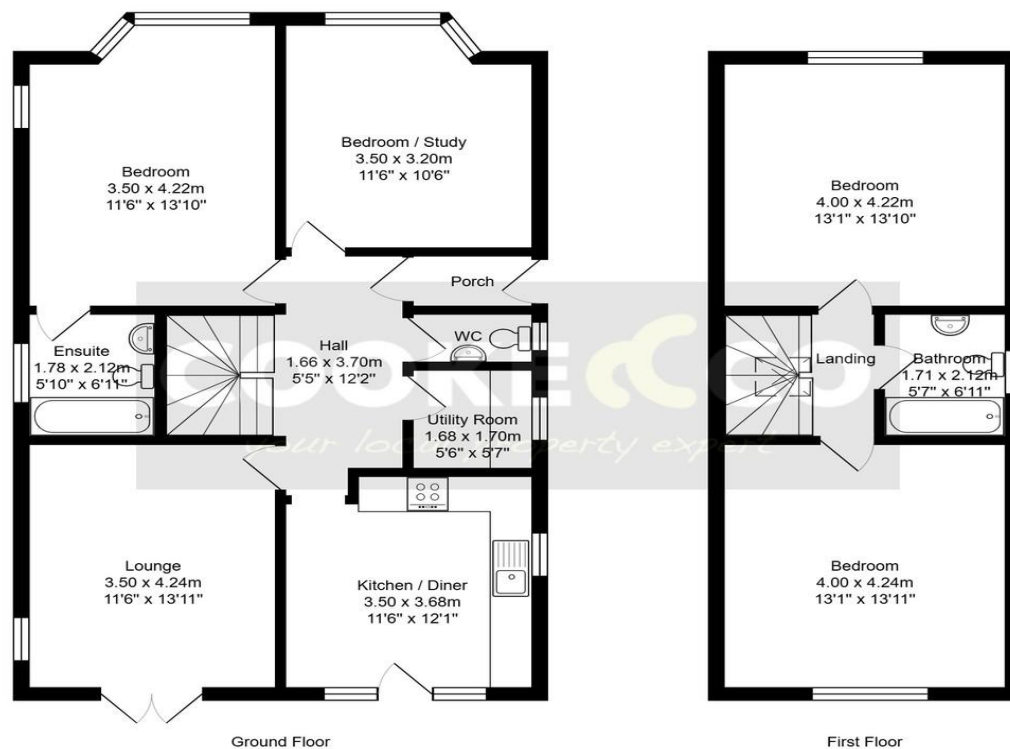
6' 10" x 5' 6" (2.1m x 1.7m) Paneled bath with mixer shower over. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Shaver light and socket.

## OUTSIDE

Double gates to driveway with off street parking. Paved Front Garden with area of chippings. Attractive Rear Garden laid to lawn with mature trees and shrubs. Terrace with storage under. Door to Cellar Room: 11'4 x 9'7 (3.45m x 2.92m) with power and light. Storage off.



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



Total Area: 124.9 m<sup>2</sup> ... 1344 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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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