



## 2 THE SEVEN ACRES, WSM

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### ASKING PRICE OF £270,000

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your local property expert

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- FLEXIBLE LIVING
- THREE BATHROOMS
- FOUR BEDROOMS
- DRIVEWAY AND GARAGE
- FREEHOLD PROPERTY

## 2 THE SEVEN ACRES, WESTON-SUPER-



Offered with no onward chain, this spacious four-bedroom townhouse offers flexible accommodation arranged over three floors, making it a suitable option for families or investors.

The ground floor comprises an entrance hall, a useful utility room, and a versatile bedroom or study with access to the rear garden and a shower en-suite. The first floor features a generous living room measuring approximately 5m x 4m and spanning the full width of the property, providing ample space for everyday living. Also on this level is a dining room, which leads through an open archway to a well-proportioned kitchen.

The second floor accommodates three double bedrooms, including the main bedroom which benefits from a walk-in wardrobe and shower en-suite, together with a family bathroom.

Externally, the property offers driveway parking for two vehicles and an integral garage with power and lighting. To the rear, the garden is predominantly laid to patio with a raised flowerbed border, creating a low-maintenance outdoor space.

### LOCATION

Weston Village is a well-established and highly regarded residential area offering a strong sense of community and excellent everyday convenience. The area benefits from a wide range of local amenities, including shops, cafés, schools, medical facilities, and leisure options, all within easy reach. Well connected by road and public transport, Weston Village provides straightforward access to surrounding areas and the M5, making it an ideal choice for commuters. Thoughtfully designed with open green spaces and pedestrian-friendly walkways, the village offers a pleasant balance between modern living and a relaxed neighbourhood feel, making it popular with families, professionals, and downsizers alike.

### HALL

Composite front door, radiator, flooring laid to carpet.

### UTILITY ROOM

5' 10" x 4' 11" (1.8m x 1.5m) Wall and floor mounted cupboards with counter top over, inset stainless steel sink and drainer, space and plumbing for washing machine.

### BEDROOM/STUDY

12' 1" x 9' 10" (3.7m x 3.0m) UPVC double glazed French windows to rear, radiator, flooring laid to carpet.

### ENSUITE

8' 2" x 3' 11" (2.5m x 1.2m) UPVC double glazed window to rear, stand-alone shower, hand wash basin, low level WC, vinyl flooring.

### LANDING

Access to first floor rooms, flooring laid to carpet.

### LOUNGE

16' 4" x 12' 9" (5.0m x 3.9m) UPVC double glazed windows to front, electric fireplace, radiator, flooring laid to carpet.

### DINING ROOM

10' 2" x 8' 6" (3.1m x 2.6m) UPVC double glazed window to rear, radiator, flooring laid to carpet, open archway to kitchen.

### KITCHEN

12' 5" x 7' 6" (3.8m x 2.3m) UPVC double glazed window to rear, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, space for freestanding cooker and fridge/freezer, radiator, vinyl flooring.

## 2 THE SEVEN ACRES, WESTON-SUPER-MARE, BS24 7BU

### WC

6' 10" x 4' 3" (2.1m x 1.3m) Hand wash basin, low level WC, radiator, vinyl flooring.

### LANDING

Access to second floor rooms, flooring laid to carpet

### BEDROOM

12' 9" x 10' 5" (3.9m x 3.2m) UPVC double glazed windows to front, radiator, walk-in wardrobe, flooring laid to carpet, access to ensuite

### ENSUITE

6' 2" x 5' 6" (1.9m x 1.7m) UPVC double glazed window to front, stand-alone shower, hand wash basin, low level WC, vinyl flooring.

### BEDROOM

10' 2" x 8' 10" (3.1m x 2.7m) UPVC double glazed window to rear, radiator, flooring laid to carpet.

### BEDROOM

10' 2" x 7' 2" (3.1m x 2.2m) UPVC double glazed window to rear, radiator, flooring laid to carpet.

### BATHROOM

6' 6" x 6' 6" (2.0m x 2.0m) Bath with shower over, hand wash basin, low level WC, vinyl flooring.



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





Ground Floor

First Floor

Second Floor

Total Area: 140.1 m<sup>2</sup> ... 1508 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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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