



37 FLAMINGO CRESCENT, WSM

ASKING PRICE OF £250,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- DRIVeway AND GARAGE
- POPULAR LOCATION
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- FREEHOLD PROPERTY

37 FLAMINGO CRESCENT, WSM



Offered to the market with no onward chain, this three-bedroom terraced home provides a practical layout with good natural light throughout. The property also benefits from a driveway, single garage, and a south-facing rear garden.

The ground floor comprises an entrance hall leading to a modern fitted kitchen, arranged to offer a good amount of storage and worktop space. To the rear, the lounge/diner runs the full width of the property, creating a flexible living and dining area with sliding doors opening directly onto the garden.

Upstairs, there are three double bedrooms, all offering comfortable proportions, along with a family bathroom.

Externally, the south-facing rear garden is predominantly laid to artificial lawn and includes a patio area, making it easy to maintain while still providing space for outdoor seating. To the front, the property offers off-street parking for two vehicles and access to a single garage, which can be used for parking or additional storage.

Overall, the property offers a straightforward layout and a good amount of space, making it suitable for a range of buyers looking to personalise a home to their own taste.

LOCATION

Flamingo Crescent offers a well-positioned setting within a popular residential part of Worle, known for its community feel and everyday convenience. The area provides easy access to a range of local shops, supermarkets and schools, making it particularly practical for day-to-day living. For those who need to travel, there are good transport links nearby, including access to the M5 and rail connections, while Weston-super-Mare's seafront and open green spaces are just a short distance away. Combining a quieter neighbourhood environment with close proximity to amenities and the coast, it's a location that suits a wide range of buyers looking for both convenience and a relaxed pace of life.

HALL

Access to all ground floor rooms, laminate wood flooring, stairs to first floor.

KITCHEN

9' 2" x 6' 10" (2.8m x 2.1m) UPVC double glazed window to front, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, integrated hob and cooker, space and plumbing for washing machine.

LOUNGE/DINER

19' 0" x 12' 1" (5.8m x 3.7m) UPVC double glazed window and sliding doors to rear, storage cupboard, radiator, laminate wood flooring.

LANDING

Access to all first floor rooms, flooring laid to carpet.

37 FLAMINGO CRESCENT, WESTON-SUPER-MARE, BS22 8XN

BEDROOM

12' 1" x 9' 2" (3.7m x 2.8m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



BEDROOM

9' 6" x 9' 2" (2.9m x 2.8m) UPVC double glazed window to front, radiator, flooring laid to carpet.



BEDROOM

9' 6" x 9' 2" (2.9m x 2.8m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



BATHROOM

9' 6" x 5' 10" (2.9m x 1.8m) UPVC double glazed window to front, airing cupboard, bath with shower over, hand wash basin, low level WC.

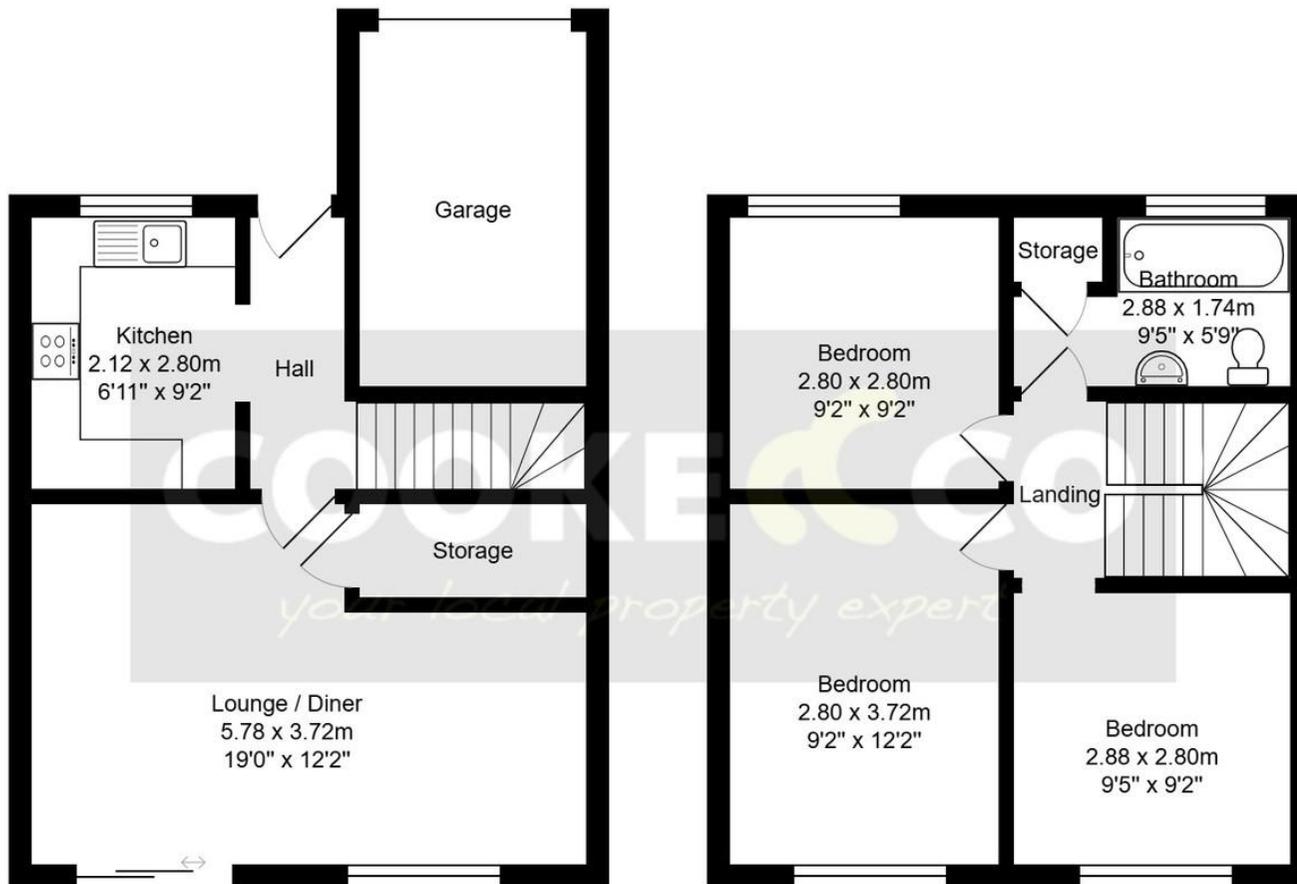


Council Tax:

Band B

Local Authority:

North Somerset District Council



Ground Floor

Total Area: 82.2 m² ... 884 ft²

First Floor

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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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