



**2 COBHAM PARADE**

Weston-Super-Mare, BS24 8EG

**Price £525,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

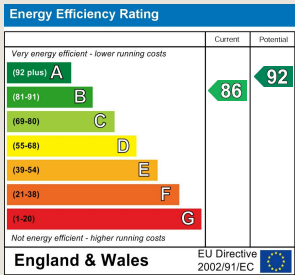
\* LARGE & IMMACULATE FAMILY HOME \* Boasting space for all the family, this spacious detached house has a great deal to offer. The ground floor boasts an entrance hall with downstairs cloakroom, lounge with entertainment wall, open plan kitchen/dining/family room with added log burner and integrated appliances. The first floor benefits four great size bedrooms with family bathroom and Jack & Jill en-suite to bedrooms two and three. The top floor is reserved for the master suite, an impressive 24FT x 17FT bedroom with built-in wardrobes and four piece en-suite. Externally the property enjoys a low maintenance and newly landscaped rear garden with a south/westerly aspect, double garage and driveway. A wonderfully spacious and well presented family home that cannot be missed. Call today to arrange a viewing.

## Situation

0.35 miles - Lidl Supermarket  
1.40 miles - Weston-super-Mare Sea Front  
0.09 miles - Haywood Village Primary School  
2.80 miles - Junction 21 of the M5 Motorway  
0.70 miles - Winterstoke Hundred Academy Secondary School  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: E  
Tenure: Freehold  
EPC Rating: B



# PROPERTY DESCRIPTION

## Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing, telephone point, smart lights, radiator and door to;

## Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with tap over and tiled surround, radiator and extractor.

## Lounge

13'3" x 11'5" (4.04m x 3.48m)  
uPVC double glazed bay window to front, entertainment wall with inset electric fireplace and space for television, radiator, television point and smart lights.

## Kitchen/Dining/Family Room

27'4" x 24'9" max (8.33m x 7.54m max)  
Dual aspect uPVC double glazed windows with bay window to front, windows to side and window to rear, the kitchen comprises a range of matching eye and base level units with complementary worktop over and tiled surround, one and half black resin sink with adjacent drainer and tap over, electric oven with gas hob and extractor over, integrated fridge/freezer, dishwasher and washing machine, working log burner, ample space for dining table and chairs, television point, 'Hive' thermostat controls, smart lighting and uPVC double glazed patio doors opening to the garden. Originally there was a dividing wall between the kitchen/family room and the dining room, the current owners have removed this to create a more open plan living space, the flooring has been releveled and stylish flooring laid.

## Landing

Two storage cupboard, radiator, smart lights, doors to all bedrooms and bathroom, door to stairs that rise to the master bedroom.

## Bedroom Two

14'6" x 10'1" (4.42m x 3.07m)  
Dual aspect uPVC double glazed windows to rear and side, radiator, television point and door to;

## Jack & Jill En-suite

7'4" x 6'7" (2.24m x 2.01m)  
Obscure uPVC double glazed window to rear, modern suite suite comprising low level WC, hand wash basin with taps over and shower cubicle with tiled surround, radiator and extractor.

## Bedroom Three

10'1" x 11'6" (3.07m x 3.51m)  
uPVC double glazed window to rear, built-in wardrobe and radiator.

## Bedroom Four

9'9" x 9'0" (2.97m x 2.74m)  
uPVC double glazed window to front and radiator.

## Bedroom Five

9'9" x 9'0" (2.97m x 2.74m)  
uPVC double glazed window to front and radiator.

## Bathroom

8'9" x 6'5" (2.67m x 1.96m)  
Obscure uPVC double glazed window to front, white suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps over, radiator and extractor.

## Bedroom One

24'1" x 17'3" max (7.34m x 5.26m max)  
Dual aspect uPVC double glazed bay windows to front, window to side and 'Velux' window to rear, built-in wardrobes, storage cupboard, television point, two radiators, 'Hive' thermostat controls and door to;

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## En-suite

10'0" x 7'1" (3.05m x 2.16m)

'Velux; window to rear, modern four piece suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with taps over and tiled surround, shower cubicle with tiled surround, radiator and extractor.

## Rear Garden

Beautifully landscaped, the rear garden enjoys a south/westerly facing aspect, stepping from the patio doors onto a generous paved entertaining area, laid to artificial lawn with mature trees/hedges surrounding, sheltered entertaining area with a hot tub (subject to separate negotiation).

## Double Garage & Driveway

20'0" x 23'0" (6.10m x 7.01m)

The double garage has two up and over doors, power, lighting and rear courtesy door to the garden. Situated to the front is the driveway creating parking for two vehicles.





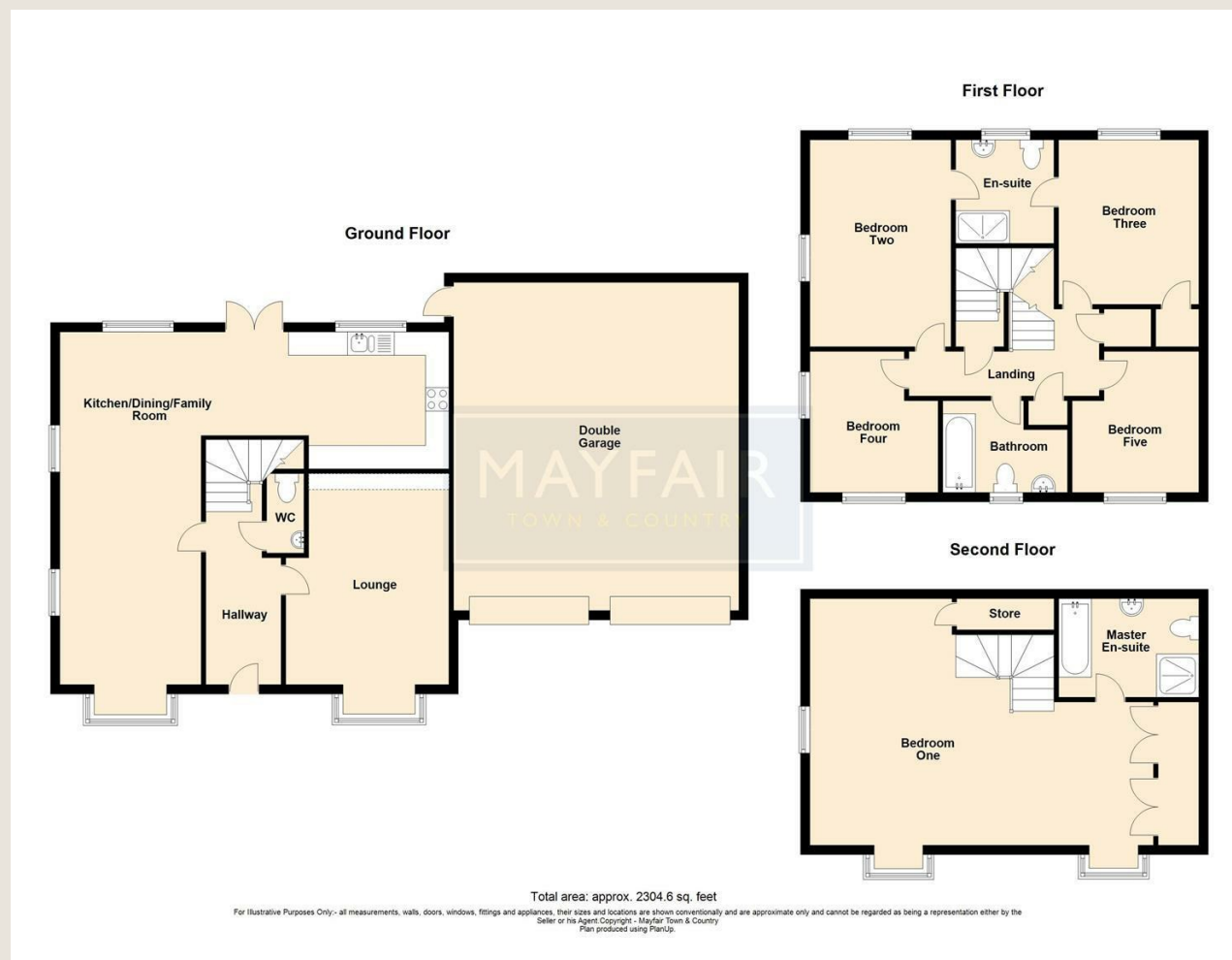












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

