



## PITMAN ROAD, SOUTHWARD

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### OFFERS OVER £160,000

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

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- SPACIOUS LIVING
- LEASEHOLD PROPERTY
- TWO DOUBLE BEDROOMS
- SOUGHT-AFTER AREA
- UPVC DOUBLE GLAZING

# 1 PITMAN ROAD, WESTON-SUPER-



Offered with no onward chain, Cooke & Co are delighted to present this spacious and well-maintained two-bedroom first floor apartment. Ideally suited to first-time buyers or investors, this attractive home offers generous proportions and a practical layout throughout.

The accommodation comprises a welcoming communal entrance hall leading to a gallery landing, a bright and airy lounge enhanced by a charming bay window, and a fitted kitchen with a range of units providing ample storage and workspace. There are two good-sized double bedrooms, both offering comfortable living space, along with a well-proportioned family bathroom.

Additional benefits include UPVC double glazing and efficient gas-fired central heating, ensuring comfort and convenience all year round.

## LOCATION

Southward, Weston-super-Mare is a sought-after coastal area combining seaside charm with everyday convenience. Just a short stroll from the golden sands of Weston's famous beach and promenade, Southward offers residents easy access to stunning sea views, fresh air, and outdoor leisure. The area is well served by local shops, cafés, and schools, while Weston town centre provides a wider range of amenities, restaurants, and entertainment. Excellent transport links, including the nearby train station and access to the M5, make commuting to Bristol, Bath, or further afield straightforward. Southward is also close to scenic countryside and nature reserves, perfect for walking and exploring. Blending relaxed coastal living with practical connections, Southward appeals to families, professionals, and retirees alike, offering a vibrant yet laid-back lifestyle.

## LANDING

flooring laid to carpet, access to first floor rooms

## LIVING ROOM

12' 1" x 11' 9" (3.7m x 3.6m) UPVC double glazed bay windows to front, flooring laid to carpet, radiator, feature fireplace, access to kitchen.

## KITCHEN

12' 1" x 5' 10" (3.7m x 1.8m) UPVC double glazed window to front, vinyl flooring, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, integrated electric over and gas hob with filter fan over, space and plumbing for washing machine.

# 1 PITMAN ROAD, WESTON-SUPER-MARE, BS23 1YN

## BEDROOM ONE

13' 1" x 11' 1" (4.0m x 3.4m) UPVC double glazed window to rear, flooring laid to carpet, radiator



## BEDROOM TWO

11' 5" x 10' 9" (3.5m x 3.3m) UPVC double glazed window to rear, flooring laid to carpet, radiator



## BATHROOM

UPVC double glazed window to side, vinyl flooring, bath with shower over, hand wash basin, low level WC.

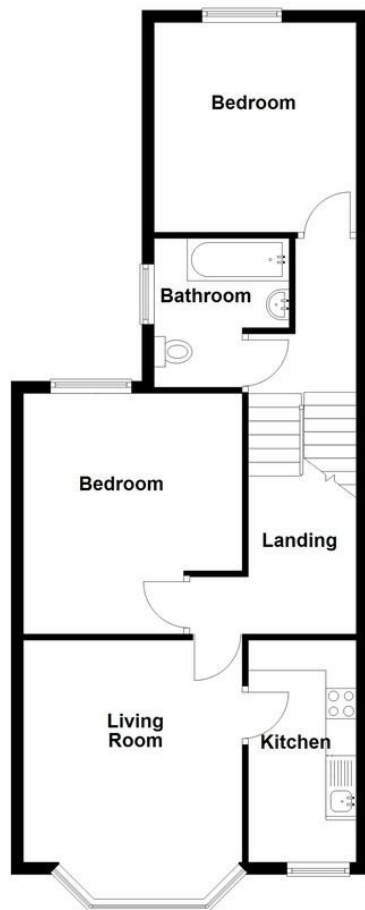
### Council Tax:

Band A

### Local Authority:

North Somerset District Council

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

[sales@cookeproperty.co.uk](mailto:sales@cookeproperty.co.uk)

OFFICE CONTACT INFO

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

01934 522244  
[enquiries@cookeproperty.co.uk](mailto:enquiries@cookeproperty.co.uk)  
[www.cookeproperty.co.uk](http://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

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