



## 69 CAREYS WAY, WSM

---

### ASKING PRICE OF £246,000

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

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- THREE BEDROOM HOME
- OFF STREET PARKING & GARAGE
- CONVENIENT LOCATION
- GENEROUS LIVING SPACE
- FREEHOLD PROPERTY

# 69 CAREYS WAY, BS24 7HH



Offered with no onward chain, together with off street parking and a garage, this three bedroom terraced home presents an excellent opportunity for buyers seeking a spacious and well laid out property in a convenient setting.

The home is bright and airy throughout, with a welcoming entrance hall leading to a useful cloakroom with WC. The kitchen is well equipped with fitted units and offers ample storage and workspace, while the generously sized lounge and dining area provides a comfortable and versatile living space with direct access to the rear garden, ideal for both relaxing and entertaining.

Upstairs, the property continues to impress with two well proportioned double bedrooms, one of which benefits from its own ensuite, alongside a good sized single bedroom that would also suit use as a home office or nursery. A family bathroom completes the first floor.

## LOCATION

Careys Way, set within the sought after Weston Village development in Weston-super-Mare, offers a modern and convenient lifestyle ideal for a range of buyers. The area is well regarded for its community feel, attractive surroundings, and easy access to everyday amenities including shops, schools, and leisure facilities.

For commuters, the location is particularly appealing, with excellent links to the M5 motorway providing straightforward access to Bristol and beyond, while nearby Worle railway station offers regular services for travel further afield.

## HALL

Composite door to front, access to all ground floor rooms, stairs to first floor.

## WC

5' 10" x 2' 7" (1.8m x 0.8m) Hand wash basin, low level WC, radiator, vinyl flooring.

## KITCHEN

11' 1" x 8' 10" (3.4m x 2.7m) UPVC double glazed window to front, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, integrated hob and cooker, radiator, tiled flooring.

## LOUNGE/DINER

15' 8" x 14' 1" (4.8m x 4.3m) UPVC double glazed windows and French doors to rear, storage cupboard, radiators, flooring laid to carpet.

## LANDING

Galleried landing, flooring laid to carpet, access to all first floor rooms, stairs to ground floor.

## BEDROOM

11' 1" x 8' 10" (3.4m x 2.7m) UPVC double glazed window to front, fitted wardrobe, radiator, flooring laid to carpet, access to ensuite.

# 69 CAREYS WAY, WESTON-SUPER-MARE, BS24 7HH

## ENSUITE

4' 7" x 8' 10" (1.4m x 2.7m) Hand wash basin, low level WC, stand alone shower, extractor fan.

## BEDROOM

9' 6" x 8' 2" (2.9m x 2.5m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



## BEDROOM

7' 2" x 6' 6" (2.2m x 2.0m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



## BATHROOM

6' 6" x 6' 2" (2.0m x 1.9m) UPVC double glazed window to front, bath with shower over, hand wash basin, low level WC, extractor fan.

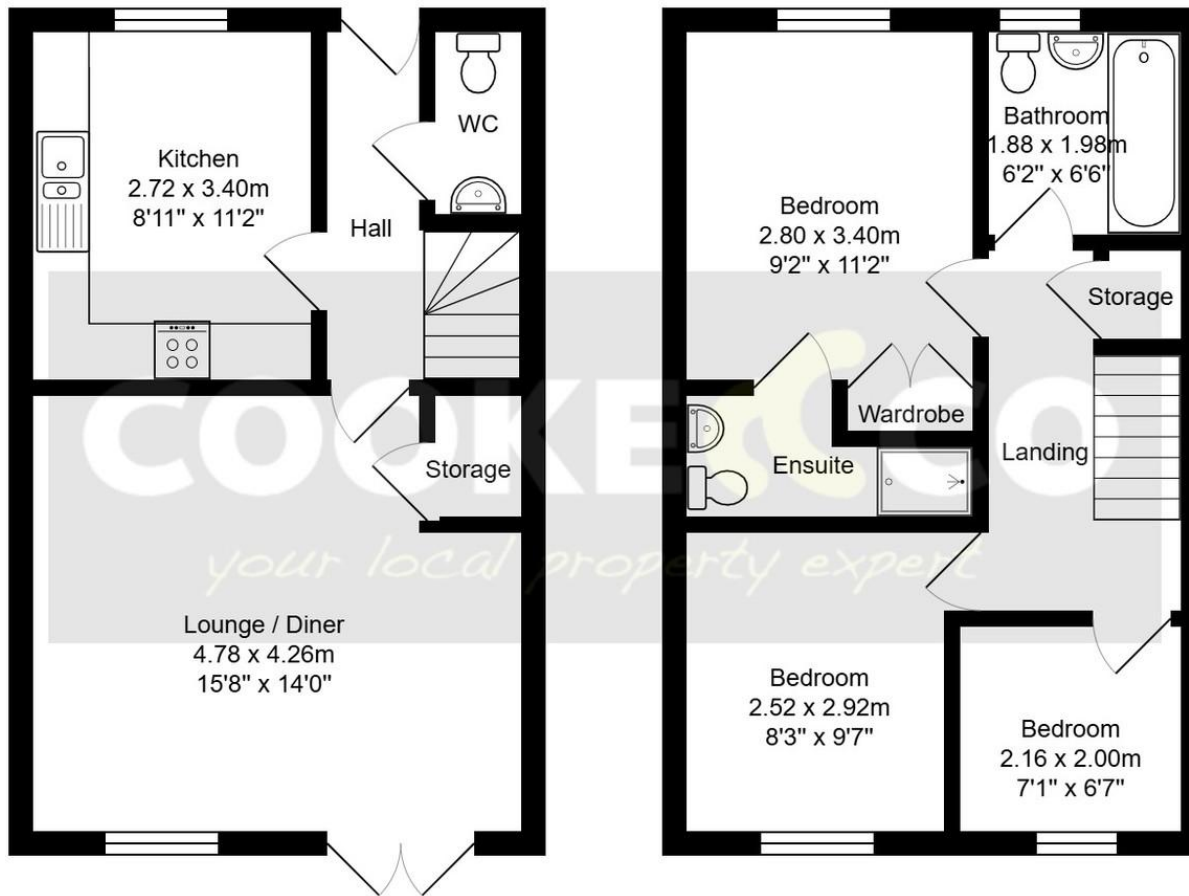


### **Council Tax:**

Band C

### **Local Authority:**

North Somerset District Council



Ground Floor      Total Area: 75.2 m<sup>2</sup> ... 810 ft<sup>2</sup>      First Floor  
 All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[ben.clarke@cookeproperty.co.uk](mailto:ben.clarke@cookeproperty.co.uk)

**OFFICE CONTACT INFO**

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

01934 522244  
 enquiries@cookeproperty.co.uk  
 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

