



## 20 GATOR COURT, WEST WICK

ASKING PRICE OF £245,000

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

### PROPERTY FEATURES

- MID TERRACE HOUSE
- WELL PRESENTED
- TWO BEDROOMS
- MASTER WITH ENSUITE
- KITCHEN/DINER
- FAMILY BATHROOM
- D/GLAZING & GAS C/HEATING
- CAR PORT & PARKING
- NO ONWARD CHAIN

# 20 GATOR COURT, WEST WICK BS24 7GR 2 2 1 TBC

COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this well presented mid terrace TWO BEDROOM home, situated on a quiet cul-de-sac within the sought after WEST WICK development, providing good access to transport & commuter links to include the M5 and Worle train station.

The property further comprises of downstairs WC, lounge, modern kitchen/diner, master with ensuite shower room, attractive enclosed rear garden, car port with space for 2 vehicles.

## FRONT OF PROPERTY

Path way laid to patio slabs leading to front door

## ENTRANCE HALL

Radiator, consumer unit, door to cloakroom & lounge

## DOWNSTAIRS CLOAKROOM

WC, washbasin, extractor

## LOUNGE

13' 5" x 9' 6" (4.09m x 2.9m) Double glazed window to front, radiator, stairs to first floor

## KITCHEN/DINER

13' 2" x 8' 0" (4.01m x 2.44m) A range of wall and base units with work top over, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, built in electric oven and hob with extractor over, plumbing for washing machine. Cupboard housing Potterton combi boiler regularly serviced. Double glazed window and double glazed patio doors to the rear, radiator.

## LANDING

Roof void access part boarded.

## MASTER BEDROOM

8' 5" x 8' 0" (2.57m x 2.44m) Plus built in wardrobes and ensuite

Double glazed window to the rear, radiator, double built in wardrobe

## ENSUITE

WC, wash basin, tiled splash backs, heated towel rail, shower enclosure with electric shower, fully tiled, extractor fan

## BEDROOM TWO

13' 2" x 7' 4" (4.01m x 2.24m) Double glazed window to front, radiator, built in single wardrobe

## BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) WC, wash basin, heated towel rail, panel bath with mixer tap, part tiled, extractor fan

## REAR GARDEN

Laid to patio slabs and lawn, Raised decked seating area, variety of mature shrubs, shed, enclosed with timber fencing and gated access to the rear

## CAR PORT AND PARKING

Positioned to the rear of the property on the left hand side, covered car port with tandem spaces for 2 vehicles.

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



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## OFFICE CONTACT INFO

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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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