



68a George Street, Weston-Super-Mare, North Somerset, BS23 3AS



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Monthly Rental Of £1,300

David Plaister Ltd are delighted to offer this superb terraced house TO LET. This beautifully modern property makes the ideal family home and boasts an exceptional finish and standard throughout. Briefly comprising of three good sized bedrooms, including a master bedroom with en-suite, a flexible open plan living area and a modern kitchen/dining area. The property also benefits from a private front garden and one valuable off-street parking space. EPC rating: B, Council Tax Band: C. Holding deposit of 1 weeks rent applies (£300.00). Tenancy deposit equal to 5 weeks rent (£1,500.00). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties).

- Superb three bedroom terraced house
- Modern family home with an exceptional finish and standard throughout
- Flexible open plan living areas
- Master bedroom with en-suite
- Private front gardens
- One allocated off-street parking space



Accommodation

Entrance

UPVC double glazed entrance door into hallway.

Hallway

With doors to rooms, radiator, ceiling spotlights.

Cloakroom

Low-level W/C, wash hand basin over valet unit, UPVC double glazed window. Heated towel rail, ceiling light.

Kitchen / Living / Dining Room

A fantastic open plan hub of the home with wood effect laminate flooring, UPVC double glazed window to the front and fixed UPVC double glazed windows to the rear. Useful under-stairs storage cupboard, a range of well presented wall and floor units with worktops and upstands over. Four ring electric hob with oven under and extraction hood over. Inset one and a half bowl stainless steel sink and drainer, integrated fridge freezer, washing machine and dishwasher. Wall mounted gas fired boiler, various ceiling spotlights and ceiling lights.

Stairs with timber balustrade rising to first floor landing

First Floor Landing

With doors to principal rooms, roof access hatch, ceiling light.

Master Bedroom

A light and bright bedroom with two UPVC double glazed windows, radiator, ceiling light, door to en-suite.

En-suite

Tile effect laminate flooring, low-level WC, wash hand basin and vanity unit, enclosed mains fed shower, heated towel rail, extractor fan, ceiling light.

Bedroom Two

Two double glazed skylight windows, radiator, ceiling light.

Bedroom Three

Skylight double glazed window, radiator, ceiling light.

Bathroom

Low-level WC, panelled bath with shower and shower screen over, wash hand basin, UPVC double glazed window, heated towel rail, extractor fan, ceiling light.

Outside

A shared block paved driveway leads you to the new build terrace of four properties. There is space for one allocated off street parking space. A block paved pathway leading to the entrance door with an area laid to lawn which is enclosed by brick walls.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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