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Harris & Lee

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St Georges £318,500

- * Detached Family Home
- * 3 Bedrooms
- * 22' Kitchen/Diner
- * Bathroom & En-suite
- * Lounge With Open Fire
- * Partly Converted Garage



114 High Street, Worle, BS22 6HD

18 The Burroughs, St Georges, Weston-super-Mare, BS

Description

Situated on the level in the favoured area of St Georges, close to the primary School and within a comfortable distance of the M5, Worle Parkway and Sainsbury's. A 22' kitchen/diner provides a perfect space for the family in addition to the lounge with an open fire. The 3 bedrooms are complemented by an en-suite shower and family bathroom. A driveway leads to the partially converted Garage with light and power. No Chain.

Accommodation

Entrance Hall

Double glazed door. Radiator. Staircase to first floor accommodation.

Cloakroom

White suite with pedestal wash hand basin tiled splashbacks. Low level W.C. Obscure double glazed window to front. Tiled floor. Under stairs cupboard.

Lounge 14' 6" x 12' 6" max (4.42m x 3.81m)

Fireplace with open hearth and marbled style inset and hearth. Radiator, coved ceiling. Dual aspect with double glazed window to rear and double glazed French doors into the garden.

Kitchen/Diner 22' 0" x 8' 11" (6.70m x 2.72m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces and tiled to splashbacks. Inset single drainer stainless steel sink unit with central mixer tap. Space for washing machine/dishwasher. Built in electric oven and gas hob with cooker hood over. Space for upright fridge/freezer. Wall mounted gas fired boiler for domestic hot water and central heating. Double glazed window to front, double glazed door to rear.

First Floor Landing

Coved ceiling, radiator. Access to loft. Airing cupboard with tank. Double glazed window to front.

Bedroom 1 15' 0" x 9' 10" (4.57m x 2.99m)

Radiator, double glazed window to side aspect. Door to

En-suite

White suite comprising fully tiled shower enclosure with mains shower over. Pedestal wash hand basin, low level W.C. and tiling to splashbacks. Obscure double glazed window to rear.

Bedroom 2 8' 11" x 8' 2" (2.72m x 2.49m)

Including double fitted wardrobe and door recess. Built in desk. Radiator, double glazed window to side aspect.

Bedroom 3 8' 11" x 6' 10" (2.72m x 2.08m)

Plus door recess. Radiator, double glazed window to front.

Bathroom

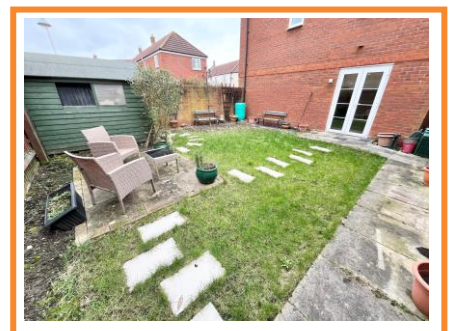
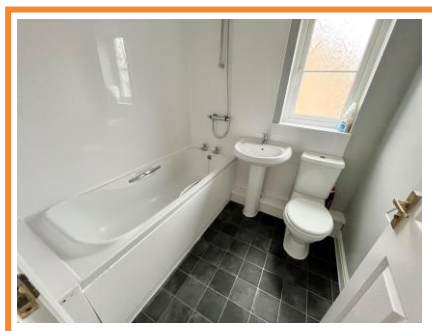
White suite of panelled bath with mains shower over, pedestal wash hand basin and low level W.C. Obscure double glazed window to side.

Outside

The front and side gardens are laid to plum slate and a few shrubs. The driveway leads to the former Garage, measuring 15'10" x 7'8" power and light and partially converted to potential office space, with built in desk and storage shelves. The up and over door remains in place. Side gate to the garden with an area of paved patio, lawn and enclosed by fencing and a wall.

Tenure

Freehold



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

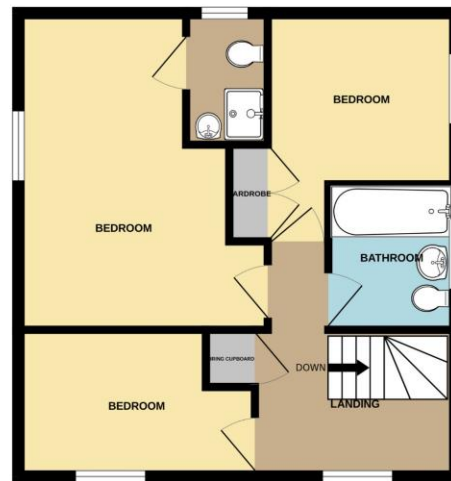
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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