



 **3**  
Bedrooms

 **2**  
Bathrooms



\* Located in the popular family destination of St Georges this well presented corner property briefly comprises; 3 bedrooms, kitchen diner, lounge with patio doors opening out to enclosed rear garden, Just a couple of the benefits of this property are; owned solar panels, a parking space and single garage situated beneath a coach house nearby. The popular area of St Georges is conveniently located near a host of local amenities including a highly regarded primary school within walking distance, Worles variety of retail outlets and the Ofsted outstanding Priory community school nearby. The M5 interchange is a 5 minute drive away offering easy commuting to Bristol etc, furthermore active bus routes across Weston-Super-Mare run frequently from the local bus stop.

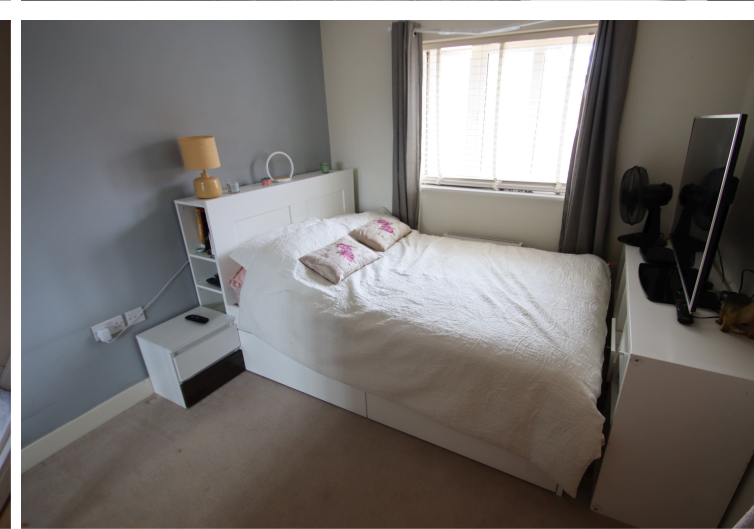
Offered for sale with NO ONWARD CHAIN, this family orientated home is sure to get the phones ringing!



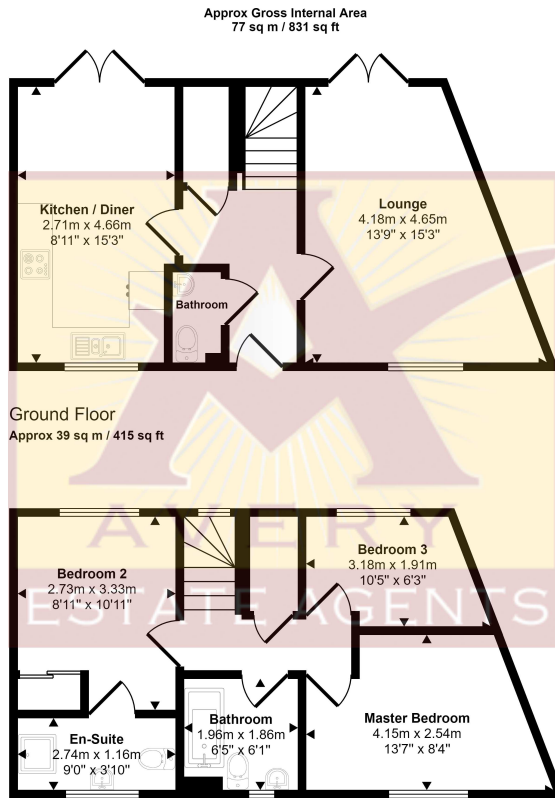
We are advised by the vendor that there is Yearly Ground Rent of £220.00 payable to Management Company.

We are also advised by the vendor that the Garage with this property is Leasehold with a term of Lease of 99 years. £25.00 per year is payable to the owner of Coach House above the garage for insurance cover.


- Modern House**
- Parking Space & Garage**
- Council Tax C & EPC Rating C**
- Enclosed Rear Garden**
- Kitchen/Dining Room**
- Internal Viewing A Must!**







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

Address: St. Georges, BS22

