



£224,950

Shepherds Way, St Georges, Worle, BS22 7XY



 2  
Bedrooms

 1  
Bathroom

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**2 Bedroom, Terraced, Gas Centrally Heated & Double Glazed House for Sale**

**THE PROPERTY**

**53 Shepherds Way, St Georges, Weston-super-Mare, BS22 7XY**  
*Entrance Hall, Cloakroom, Lounge, Kitchen, Landing, 2 Bedrooms,  
Bathroom, Gas Central Heating, Double Glazing, Low-Maintenance  
Enclosed Rear Garden and 2 Parking Spaces*

## **SITUATION**

Standing in a cul-de-sac location in the sought-after area of St Georges on the outskirts of Weston-super-Mare. The property is ideally situated for ease of access to the M5 at Junction 21 which provides easy travelling to Bristol, London, The North & The South. There are various facilities in the surrounding area including supermarkets, public houses, schools and sports amenities. Additional facilities in Weston-super-Mare. Mainline railway station at Worle.

## **CONSTRUCTION**

Built of cavity wall construction with facing brick and stone and having a tiled, felted and part-boarded loft space. The property has been well maintained by the present owner and benefits from gas-fired central heating and double glazing.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entrance door with a double-glazed circular window. Radiator, coved ceiling and understairs cupboard with electric light.

### **CLOAKROOM**

Low-level WC and pedestal wash hand basin with a tiled splash back. Radiator, coved ceiling and extractor fan.

### **LOUNGE** *4.39m x 3.35m / 14' 5 x 11' 0*

Radiator, double-glazed window, coved ceiling and double-glazed French doors. Wide opening to:-

### **KITCHEN** *3.66m x 2.35m / 12' 0 x 7' 9*

Range of base, wall and drawer units and peninsular bar with rolltop working surfaces. Fitted 'BOSCH' gas 4-ring hob, fitted oven and cooker hood. Integrated refrigerator and freezer. Part-tiled walls, five downlighter spotlights, coved ceiling and tiled floor.

### **LANDING**

Airing cupboard housing the 'Vaillant' gas-fired boiler providing domestic hot water and central heating. Coved ceiling and access to the insulated and part-boarded loft space via sliding aluminium ladder.

### **BEDROOM** *4.38m x 2.97m / 14' 4 x 9' 9*

Double-glazed window, radiator, two fitted double wardrobes and chest of drawers.

### **BEDROOM** *3.24m x 2.17m / 10' 8 x 7' 1*

Two double-glazed windows, radiator and coved ceiling.

### **BATHROOM**

White suite comprising panelled bath with shower attachment and screen. Vanity unit with inset wash hand basin and integrated low-level WC. Fitted mirror, part-tiled walls, four downlighter spotlights, shaver point, extractor fan, coved ceiling and heated towel rail.

### **OUTSIDE**

Two allocated car parking spaces. There is a small area of chippings at the front of the property. The Enclosed Rear Garden is laid to paved patio and astro turf.

### **SERVICES**

Mains Electricity, Gas, Water & Drainage are connected.

**TENURE**

Freehold. Vacant Possession on Completion.

**OUTGOINGS**

Sedgemoor District Council, Tax Band: B - £1,480.37 for 2023/24






GROUND FLOOR

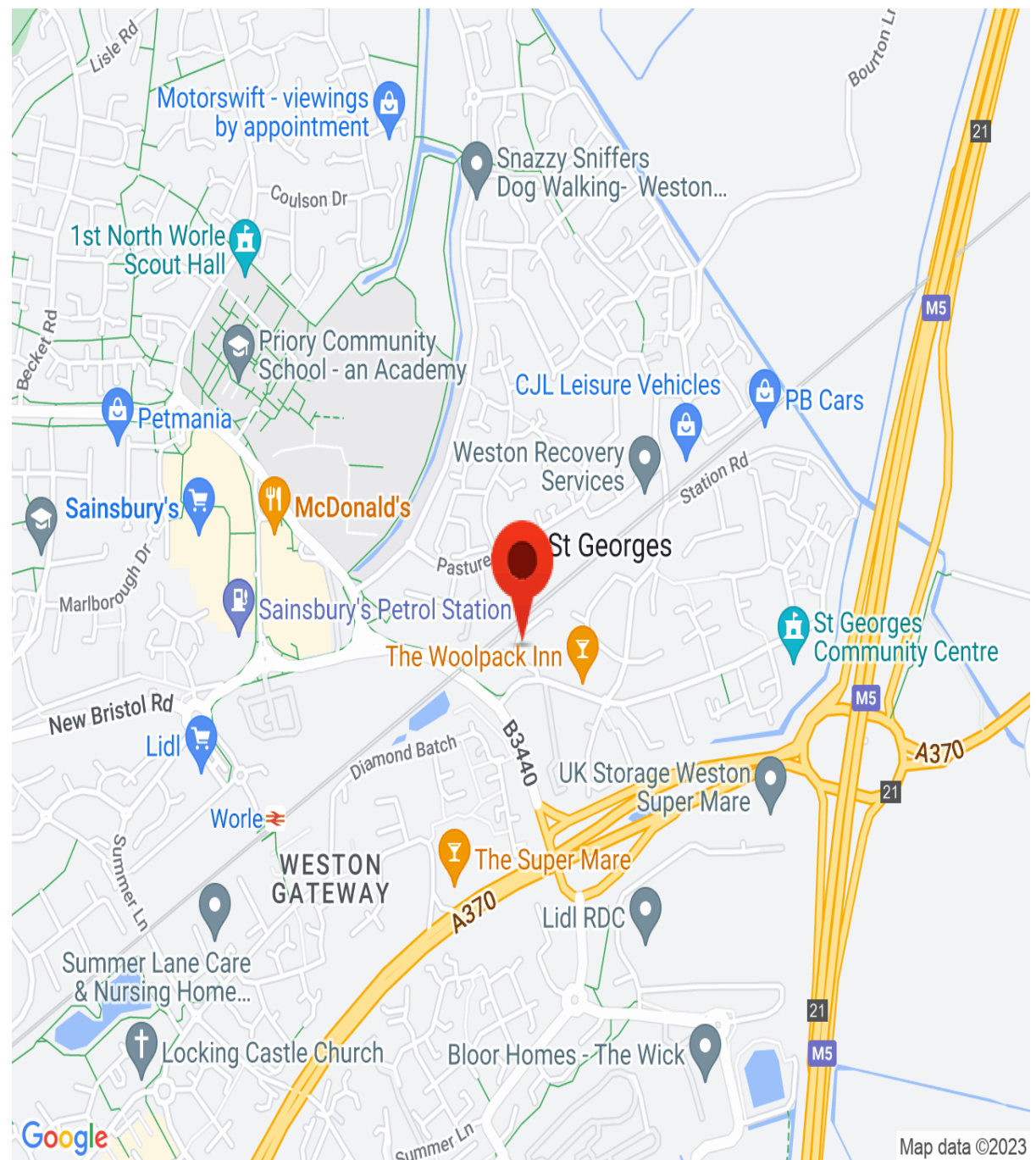
1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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, Worle, BS22



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