



## **36 STATION ROAD BS22, 7XL**

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### **ASKING PRICE OF £465,000**

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

#### **PROPERTY FEATURES**

- BEAUTIFULLY PRESENTED DETACHED HOUSE
- STUNNING CONSERVATORY
- THREE/ FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GATED PARKING FOR SEVERAL CARS

# 36 STATION ROAD, ST GEORGES



## STUDY / BEDROOM FOUR

10' 10" x 10' 2" (3.3m x 3.1m) UPVC double glazed windows, wall radiator, soft carpet with under floor heating, idea room for a study/office or a fourth bedroom.

## KITCHEN

25' 7" x 7' 10" (7.8m x 2.39m) Long Spacious Kitchen, with UPVC double glazed windows, ceramic floor tiles and underfloor heating, There are a range of wall and base units with twin sink and drainer with chrome mixer tap. Belling Range gas hob and electric oven.

## SITTING ROOM

19' 2" x 12' 0" (5.84m x 3.66m) UPVC double glazed windows, wall radiator dual fuel fireplace. staircase to first floor, door leading to porch and rear garden,

## PORCH

6' 66" x 6' 09" (3.51m x 2.06m) UPVC double glazed windows, and a wooden stable door leading into rear garden, tiled flooring

## LOUNGE

14' 29" x 12' 10" (5m x 3.91m) Lovely relaxing lounge, fireplace with an electric fire but could be

opened up again, double bifold timber doors leading into impressive conservatory.

## CONSERVATORY

19' 0" x 15' 52" (5.79m x 5.89m) UPVC double glazed windows and doors leading into the rear garden. with rotating fans, timber flooring. Very impressive addition to the property.

## DOWN STAIRS BATH/SHOWER ROOM

15' 5" x 8' 6" (4.7m x 2.59m) This spacious bathroom with UPVC double glazed windows offers a whirlpool bath with chrome mixer taps with hand head shower, large walk in shower white suite comprising of wash hand basin with chrome taps WC with laminated flooring wall radiator and heated panel towel rail.

## BEDROOM ONE

12' 24" x 12' 05" (4.27m x 3.78m) UPVC double glazed windows , wall radiator, fitted wardrobes and shower room

## BEDROOM TWO

13' 0" x 11' 0" (3.96m x 3.35m) UPVC double glazed windows, wall radiator, ceiling fan. good size double bedroom

## BEDROOMTHREE

10' 9" x 9' 0" (3.28m x 2.74m) UPVC double glazed windows, wall radiator, access to the loft, The loft has a loft ladder

## FAMILY BATHROOM

9' 72" x 5' 34" (4.57m x 2.39m) UPVC double glazed windows, wall radiator, white suite comprising of bath with chrome hand held shower and taps. wash hand basin with chrome taps and storage cabinet underneath WC. with laminated flooring



# 36 STATION ROAD, WESTON-SUPER-MARE, BS22 7XL



## **Council Tax:**

Band E

## **Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Cooke & Co.

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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

