



SHEPHERDS WAY, ST.GEORGES

ASKING PRICE OF £169,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- MODERN GROUND FLOOR FLAT
- ONE BEDROOM
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL GLAZING
- EPC C
- NO ONWARD CHAIN

SHEPHERDS WAY, ST.GEORGES BS22 7XY



Cooke & Co are delighted to offer for sale with NO ONWARD CHAIN, this WELL PRESENTED purpose built ground floor ONE BEDROOM flat, built by FISHER & DEAN, benefiting from new carpets and redecoration throughout. Ideally located in the hugely popular St Georges area, offering easy access to the M5, bus routes and Worle train station and ample of shopping options within walking distance.

The flat boasts larger than average rooms compared to some other modern flats, providing a spacious feel! Briefly comprising of spacious entrance hall with a large storage cupboard, well fitted kitchen/breakfast room, large dual aspect lounge with a pleasant outlook, bedroom with built in double wardrobe and bathroom.

The further benefits from an allocated parking space with some visitor spaces available and a communal garden well screened by mature trees and hedges.

Tenure: Leasehold

Service Charge: £75 per month including the buildings insurance, garden maintenance and cleaning of communal areas.

Council Tax Band: A

Energy Rating: C

COMMUNAL ENTRANCE

Door leading to flat, Electric meter for property

ENTRANCE HALL

Spacious hallway, intercom, thermostat, radiator, large storage cupboard, doors leading to all rooms

KITCHEN/BREAKFAST ROOM

12' 4" x 8' 9" (3.76m x 2.67m) Range of wall and base units, worktop over with stainless steel single sink/drainer with mixer tap, tiled splashbacks, integrated electric oven, gas hob with extractor hood over, plumbing for washing machine, space for upright fridge freezer, double glazed window to side, radiator, wall mounted Vaillant boiler

BATHROOM

Inset WC, wash basin with vanity unit under, panelled bath with mains shower over head, tiled, heated towel rail, extractor fan

LOUNGE

16' 0" x 12' 4" (4.88m x 3.76m) Double glazed dual aspect windows, radiator

BEDROOM

11' 8" x 9' 7" (3.56m x 2.92m) Double glazed window to rear, built in double wardrobe, radiator

OUTSIDE

An allocated parking space with some visitor spaces available and a communal garden well screened by mature trees and hedges.

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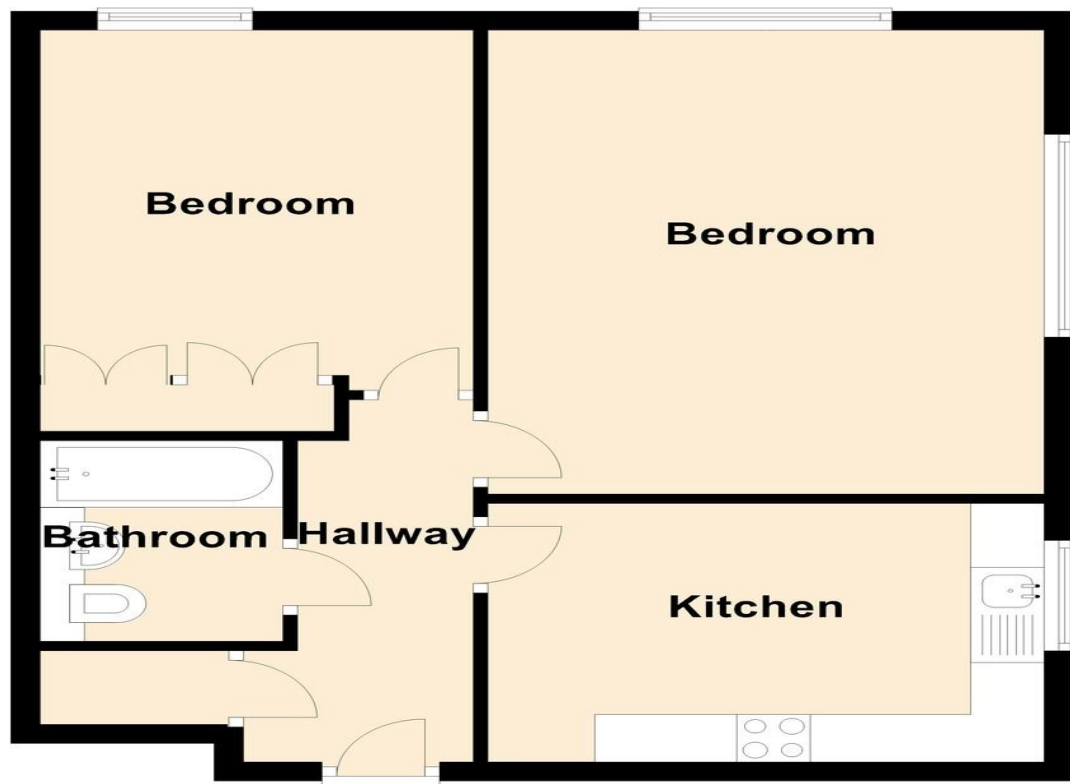
Council Tax:

Band A

Local Authority:

North Somerset District Council

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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