

66 Shepherds Way St. Georges, Weston-Super-Mare BS22

£450,000

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RESIDENTIAL SALES



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RESIDENTIAL SALES
for sale
01934 833253
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PROPERTY TYPE
Detached house



HOW BIG
1721.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Hardwood double glazing and
gas fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
E

Impeccably presented, substantial family home with fantastic modern layout, ideal for modern living and entertaining – This charming four double bedroom detached residence, built by highly regarded local builder, Fisher and Dean, in 2003 to an exceptional standard with the highest quality of finish throughout. The generous and well appointed accommodation is traditionally laid out over two floors and accessed via the central hallway with a sizable open plan kitchen dining room, extended garden room, sitting room and wc all to the ground floor. The first floor boasts four double bedrooms, principal with en suite facilities and family bathroom.

Outside, you enjoy a private southerly orientated rear garden that has been thoughtfully landscaped to patio, artificial lawn and decorative stone, creating a pleasant low maintenance environment to enjoy the summer sun throughout the day. The front is enclosed by a stone wall with established trees and shrubs, creating additional privacy along with an area laid to block paving providing off street parking for a couple of vehicles and access to the oversized garage.

Shepherds Way is ideally located in the village of St Georges, with easy access to a variety of local amenities. Ideal for those who commute providing easy access to the M5 motorway network via junction 21, Bristol city centre and Weston super Mare via the A370 and mainline railway station at Worle.







Executive home in St Georges



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

A selection of popular primary schools including St Georges Church School and Priory Community Academy

Mainline railway station at Worle

Shopping at Queensway retail park

A selection of local public houses

Easy access to the M5 motorway network via junction 21

Weston beach and seafront

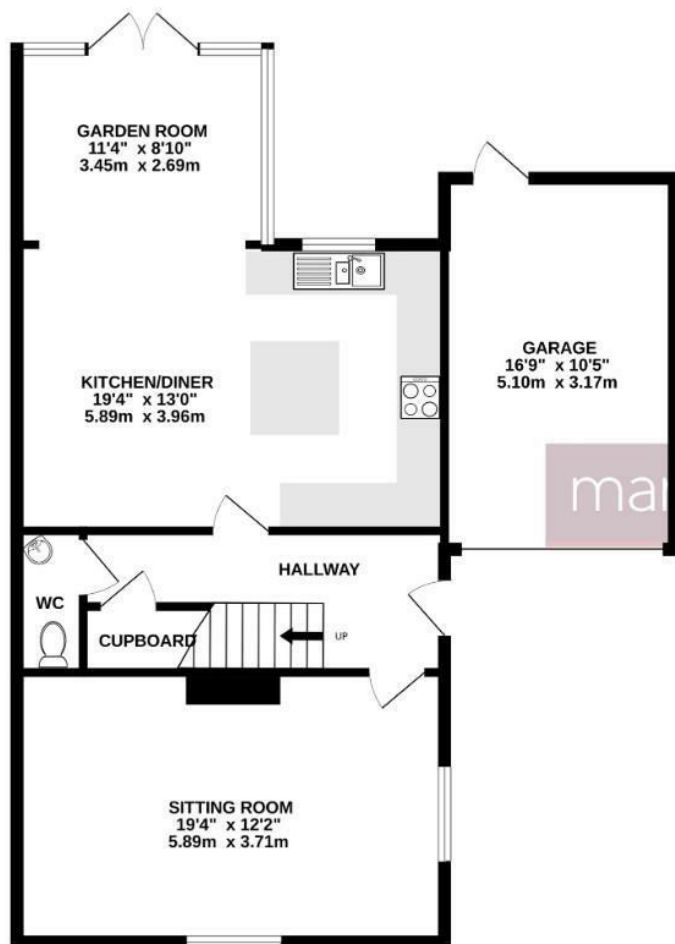


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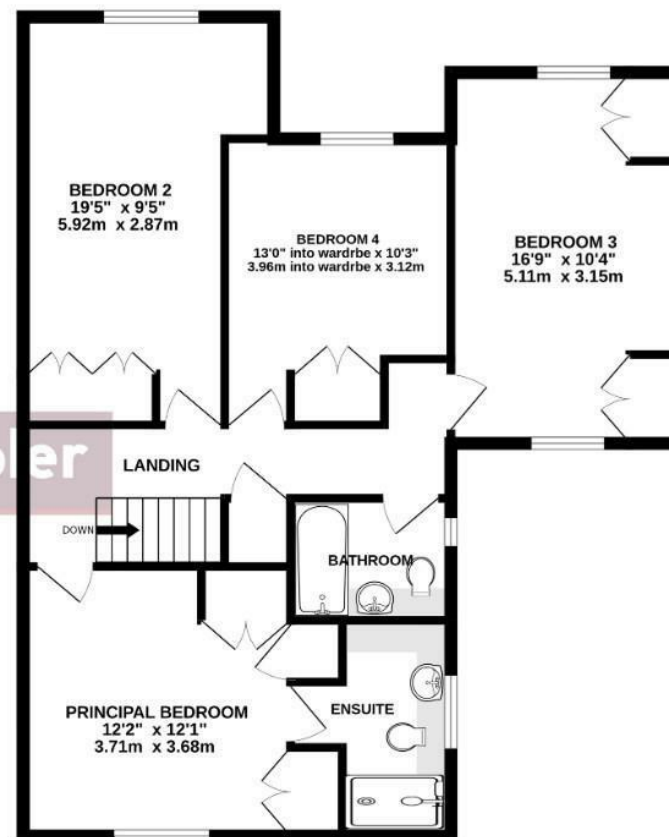




GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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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