



Rachel Homes

Estate Agents

01934 621299
rachelhomes.co.uk

THE HEDGES, ST GEORGES, WESTON SUPER MARE, BS22 7BU



- Well Presented Detached House
- Lounge & Dining Room
- Good Sized Garden
- No Chain
- Four Good Sized Bedrooms
- Kitchen/Breakfast Room & Utility
- Garage and Parking
- EPC D

£370,000

Rachel J Homes is delighted to market this Well Presented Detached House ideally situated in the popular location of St Georges giving easy access to Transport Links via M5, Rail and Bus Routes, Primary and Secondary Schools, Shops and Amenities. The property briefly comprises of Entrance Hall Downstairs WC, Lounge and Dining Room, Kitchen, Utility, Four Bedrooms, Ensuite, Family Bathroom, Front and Low Maintenance West Facing Rear Garden. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!!



Entrance Porch

UPVC Double glazed door and windows, tiled floor, wooden door into;

Entrance Hall

Coved ceiling, under stairs storage cupboard, radiator, doors off, stairs to first floor.



Downstairs WC

UPVC Double glazed window to front, low level W/C, wash hand basin, radiator.

Lounge 13' 11" (4m 23cm), 13' 5" (4m 8cm)

UPVC Double glazed bay window to front, Two UPVC Double glazed windows to side, coved ceiling, radiator, living flame gas fire with wooden fire surround and marble hearth, wall lights, TV point, telephone point.



Kitchen/Breakfast Room 11' 10" (3m 61cm), 9' 5" (2m 88cm)

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splashbacks, one and half bowl stainless steel sink and drainer with mixer tap over, gas hob with extractor fan over and electric oven under, space for under counter fridge, archway to;



Utility 6' 10" (2m 8cm), 4' 9" (1m 44cm)

UPVC Double glazed door to garden, wall and base units with work surface over, wall mounted Vaillant combi boiler, consumer unit, space for under counter freezer, plumbing for automatic washing machine.

Dining Room 10' 2" (3m 10cm), 8' 11" (2m 73cm)

UPVC Double glazed French doors and side windows to garden, coved ceiling, radiator.



Stairs to first floor landing

Loft hatch, airing cupboard housing hot water tank, doors off.

Master Bedroom 12' (3m 65cm), 11' 11" (3m 62cm)

UPVC Double glazed windows to front and side, radiator, two built in double wardrobes, door to;



En-suite 6' 10" (2m 8cm), 4' 9" (1m 45cm)

UPVC Double glazed window to side, low level W/C, wash hand basin, shower cubicle.

Bedroom Two 11' 3" (3m 43cm), 9' 5" (2m 87cm)

UPVC Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three 9' 9" (2m 98cm), 9' 8" (2m 94cm)

UPVC Double glazed window to rear, radiator, eaves storage.



Bedroom Four 11' 3" (3m 44cm), at widest 6' 9" (2m 7cm)

UPVC Double glazed window to front, radiator.

Bathroom 6' 8" (2m 4cm), 6' (1m 83cm)

UPVC Double glazed window to rear, panel bath, low level W/C, pedestal wash hand basin, part tiled walls.



Rear Garden

Enclosed by fence panels, mostly laid to artificial grass with patio area, side gate giving access to front, personal door to garage.

Garage and Driveway

Up and over door, light and power, driveway with parking for two cars.

Additional Information

Council Tax Band E - Approx.£2326.27 Per Annum

NB - This property is owned by a member of staff at Rachel J Homes.



Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 118.8 sq. metres (1278.6 sq. feet)