



**26 The Copse, St Georges, Weston super Mare, BS22 7SL**

**£320,000**

- Well Presented Town House
- Refitted Kitchen
- Double Glazing & GCH
- EPC C
- Lounge & Conservatory
- Four Double Bedrooms, Ensuite to Master
- Garage and Parking



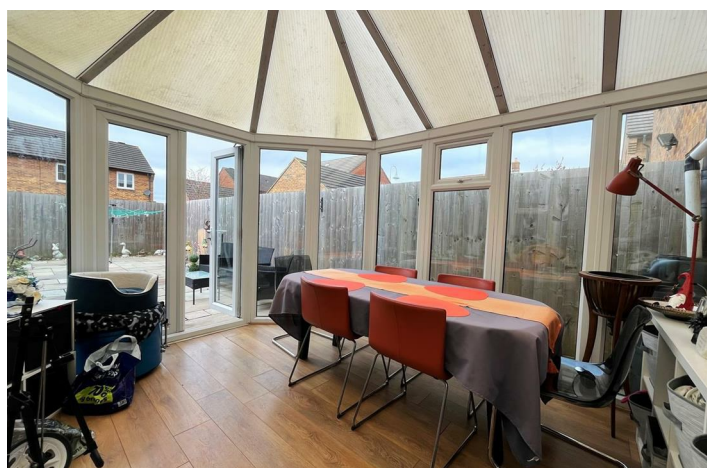
# 26 The Copse, Weston super Mare BS22 7SL

Rachel J Homes is delighted to market this Well Presented Town House ideally situated in the popular area of St Georges with easy access to schools, shops, amenities and transport links via M5, rail and bus routes. If you are looking for a spacious home for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Conservatory, Refitted Kitchen, Four Double Bedrooms, Master with Ensuite, Family Bathroom, Front and Low Maintenance Rear Garden, Garage & Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours but BE QUICK!!!



**Freehold**

**Council Tax Band: D**



### **Front**

Accessed from pedestrian pathway, decorative gravel.

### **Entrance Hall**

Composite entrance door, tiled flooring, coved ceiling, stairs to first floor, doors off, thermostat, radiator.

### **Downstairs WC**

UPVC double glazed window to front, radiator, low level w/c, wash hand basin, tiled splash back, tiled flooring, consumer unit.

### **Lounge**

**4.29 by 4.04 (14'0" by 13'3" )**

UPVC double glazed patio doors into conservatory, UPVC double glazed internal window, radiator, laminate floor, coved ceiling, TV point, phone point, wall lights, understairs storage cupboard.

### **Kitchen**

**3.86 by 2.44 (12'7" by 8'0" )**

UPVC double glazed window to front, range of wall and base units with work surface over, gas hob with extractor hood over, eye level electric double oven, integrated fridge freezer and microwave, space for washing machine and dishwasher, radiator, part tiled walls, spotlights, tiled flooring.

### **Conservatory**

**3.66 by 3.23 (12'0" by 10'7" )**

Floor to ceiling UPVC double glazed, polycarbonate roof, UPVC patio doors to garden, laminate floor.

### **Bedroom One**

**4.29 by 3.10 (14'0" by 10'2" )**

Two UPVC double glazed windows to rear, radiator, door to;

### **En-suite**

Low level W/C, pedestal wash hand basin, fully tiled walls and floor, radiator, extractor fan, shower cubicle with hot water double headed mixer shower.

### **Bedroom Two**

**4.29 by 3.10 (14'0" by 10'2")**

UPVC window to rear, radiator.

### **Bedroom Three**

**3.28 x 3.10 (10'9" x 10'2")**

UPVC window to Front, radiator, built-in cupboard housing Combi boiler.

### **Bedroom Four**

**4.29 x 2.87 (14'0" x 9'4")**

UPVC double glazed window and Juliet balcony to front.

### **Bathroom**

Panelled bath with hot water double headed mixer shower over, wash hand basin, low level W/C, extractor fan, radiator, fully tiled walls and floor.

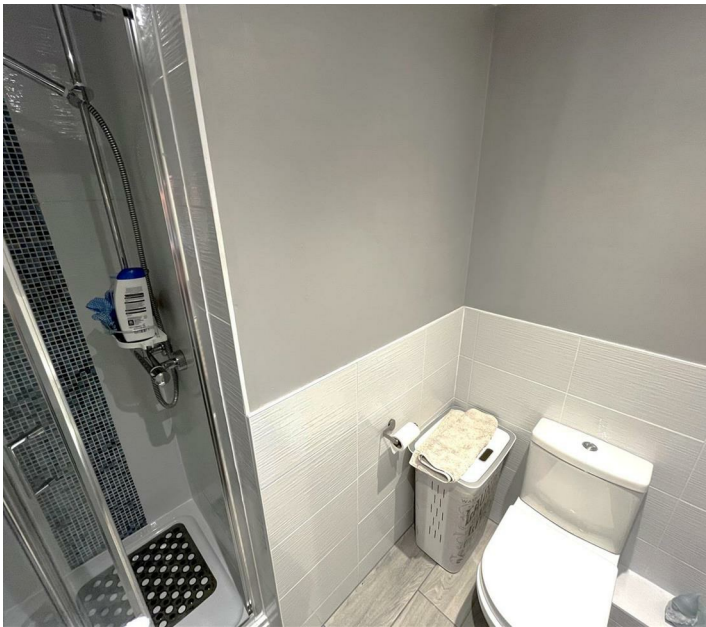
### **Rear Garden**

Enclosed by fencing and laid to patio, rear access gate & access to garage.

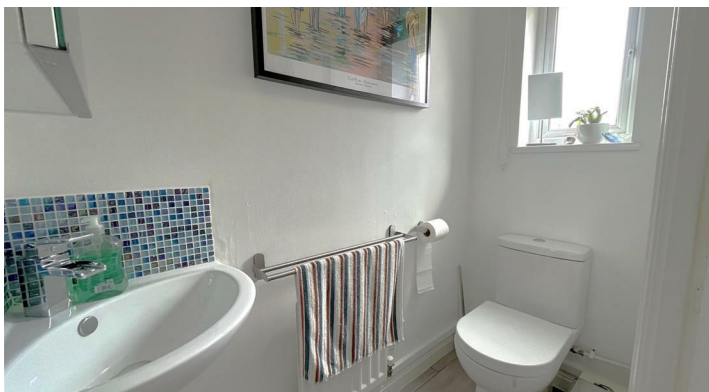
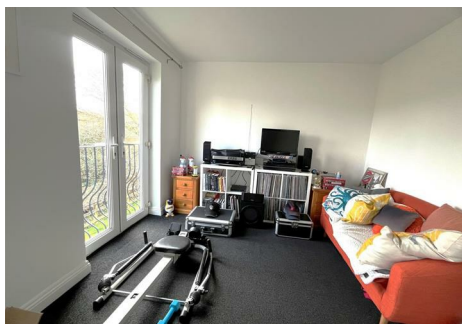
### **Garage & Parking**

Up and over door, power and light, parking to front.

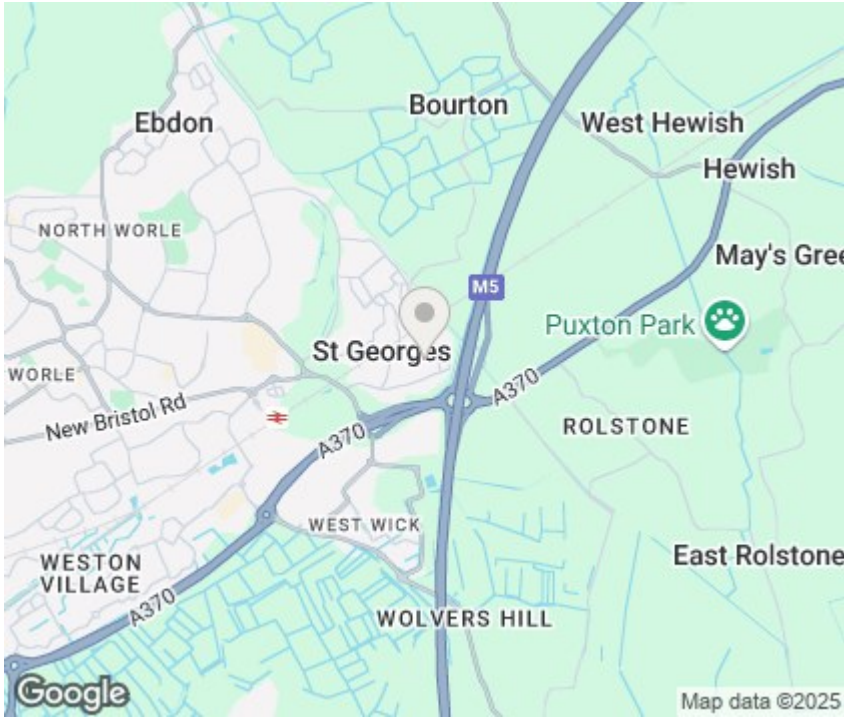












Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Area 1250 Sq.Ft -116.1 Sq.M



For illustrative purposes only. Not to scale. ID394510

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision.com