



**27 Brimbleworth Lane, St Georges, Weston-super-Mare, BS22 7XS**

**£525,000**

- Spacious Detached Chalet Bungalow
- Two Reception Rooms
- Family Bathroom, En-Suite Wet Room and D/S Wet Room
- Garage and Parking for Several Vehicles
- Five Bedrooms
- Kitchen/Breakfast Room & Utility Room
- Good Sized Rear Garden
- No Chain



# 27 Brimbleworth Lane, Weston-super-Mare BS22 7XS

Rachel J Homes is delighted to market this Deceptively Spacious Detached Chalet Bungalow situated in the village of St Georges, close to Schools, Shops, Amenities and Transport Links via Rail, Bus and M5 corridor. If you are looking for a lovely sized family home with plenty of space inside and out, make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Study/Bedroom Four, Wet Room, Inner Hallway, Bedroom Three with Ensuite Wet Room, Utility, on the first floor there is a further three bedrooms, and Bathroom, Front and Rear Garden, Garden Room, Garage and a drive in drive out driveway for several cars. Added benefits of this lovely home included double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



EPC

Freehold

Council Tax Band: C



### **Entrance Hallway**

Upvc double glazed entrance door, laminate flooring, understair storage cupboard, radiator, Upvc double glazed window to side, stairs to first floor.

### **Lounge**

**6.31 x 3.63 (20'8" x 11'10")**

Upvc double glazed window to front, coved ceiling, laminate flooring, electric coal effect fire, built-in media wall.

### **Dining Room**

**2.98 x 2.17 (9'9" x 7'1")**

Coved ceiling, tv point, laminate flooring, wood and glass doors to;

### **Kitchen**

**5.93 x 3.55 (19'5" x 11'7")**

Upvc double glazed French doors and side windows to rear garden, central island with solid wood work surface and storage, range of wall and base units with solid wood work surface over and tiled splash back, double ceramic sink with mixer tap over, integrated dishwasher, space for range style cooker with extractor over, radiator, coved ceiling, door to;

### **Bedroom 4 / Study**

**2.98 x 2.17 (9'9" x 7'1")**

Upvc double glazed window to front, coved ceiling, radiator, laminate flooring, cupboard housing consumer unit & meters.

### **Wet Room**

Upvc double glazed window to side, coved ceiling, low level W/C, wash hand basin set into vanity unit, heated towel rail, shower cubicle with hot water rainforest shower, fully tiled walls and floor, heated towel rail.

### **Inner Hallway**

Upvc double glazed door to side, radiator, door to utility and door to;

### **Bedroom 3**

**3.34 x 2.59 (10'11" x 8'5")**

Upvc double glazed window to rear, radiator, T.V point, door to;

### **En-Suite Wet Room**

Fully tiled walls and floor, wash hand basin, heated towel rail, hot water mixer shower.

### **Utility**

Low level W/C, wall mounted combi boiler, plumbing for washing machine.

### **Stairs and Landing**

Two double glazed Velux windows, eaves storage, storage cupboard with radiator, doors off.

### **Bedroom 1**

**4.43 x 4.32 (14'6" x 14'2")**

Double glazed Velux window, Upvc double glazed dormer window to side, eaves storage.

### **Bedroom 2**

**4.64 x 3.42 (15'2" x 11'2")**

Two double glazed Velux windows, Upvc double glazed dormer window to side, radiator, eaves storage.

### **Bedroom 5**

**2.44 x 2.25 (8'0" x 7'4")**

Upvc double glazed dormer window to side, radiator, T.V point.

### **Bathroom**

**2.47 x 1.88 (8'1" x 6'2")**

Upvc double glazed window to side, jacuzzi bath with hot water hand held mixer shower, low level W/C and wash hand basin set into vanity unit, fully tiled walls and floor.

### **Rear Garden**

Enclosed by fencing and wall, laid to lawn with patio area, deck area and decorative gravel, outside power.

### **Garden Room**

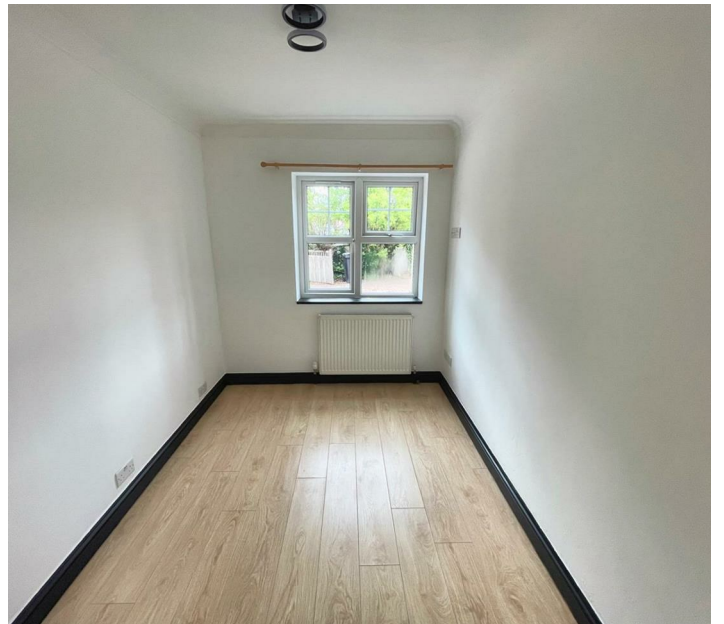
Upvc Double glazed French doors and Upvc double glazed window to rear, light and power.

### **Garage**

Double wooden doors, light and power.

### **Front**

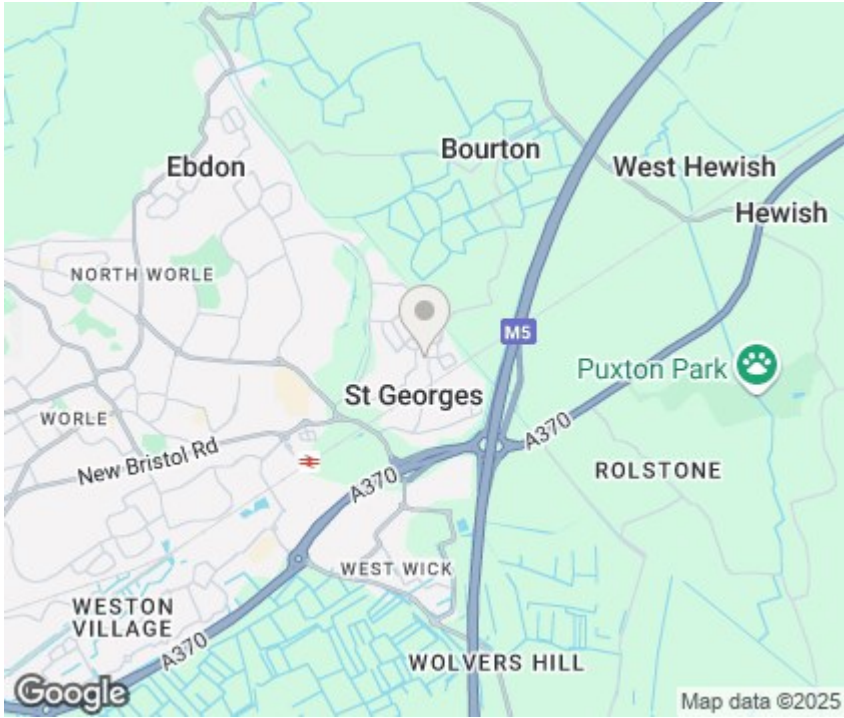
Block paved 'In and Out' driveway with further parking to the side.









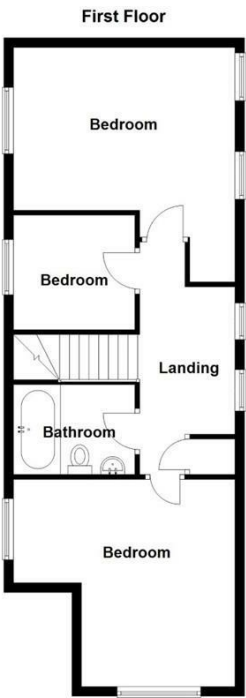
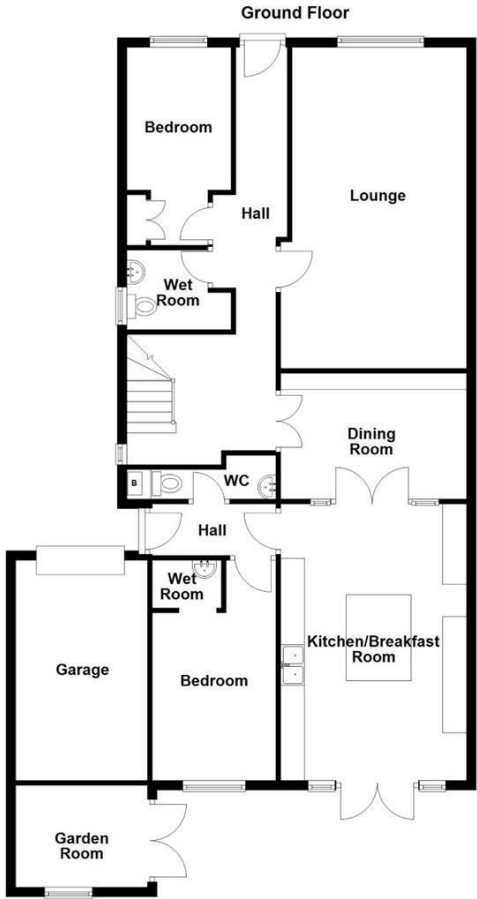


## Viewings

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

## EPC Rating:

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



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