



51 The Badgers, St. Georges, Weston-Super-Mare, BS22 7RF

£275,000

- Mid Terrace House
- Lounge
- Garage and Parking
- Low Maintenance Rear Garden
- Four Bedrooms
- Kitchen/Diner
- Double Glazed and GCH
- Vendor Has Found

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Rachel J Homes is delighted to market this modern home ideally situated in St Georges which has easy access to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a home that can offer plenty of space for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner, Four Bedrooms, Shower Room, Rear Garden, Garage and Parking. Added benefits of this home include double glazing, gas central heating plus the vendors have found. Accompanied viewings - CALL NOW!!



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EPC
C

Freehold

Council Tax Band: C



Entrance Hall

Composite entrance door, coved ceiling, radiator, telephone point, heating thermostat control, laminate flooring, stairs to first floor.

Downstairs W/C

Upvc double glazed window to the front, low level W/C, wash hand basin, radiator.

Lounge

4.47 x 3.04 (14'7" x 9'11")

Upvc double glazed window and French doors to rear garden, coved ceiling, radiator, coal effect living flame gas fire, television point, laminate flooring.

Kitchen/Diner

5.13 max 4.15 max (16'9" max 13'7" max)

Upvc double glazed window to front, UPVC double glazed window and door to rear, coved ceiling, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over, two electric ovens, under, two radiators, stainless steel sink and drainer with mixer tap over, central island, space for washing machine and American style fridge/freezer, wall mounted Combi boiler, laminate flooring.

Stairs to First Floor

Two Upvc double glazed window to front, radiator, coved ceiling.

Bedroom One

4.06 x 2.92 (13'3" x 9'6")

Upvc double glazed window to rear, radiator.

Bedroom Two

3.76 x 2.49 (12'4" x 8'2")

Upvc double glazed window to rear, radiator.

Bedroom Three

3.68 x 2.41 (12'0" x 7'10")

Upvc double glazed window to front, radiator.

Bedroom Four

2.63 x 1.95 (8'7" x 6'4")

Upvc double glazed window to rear, radiator.

Shower Room

2.57 x 1.58 (8'5" x 5'2")

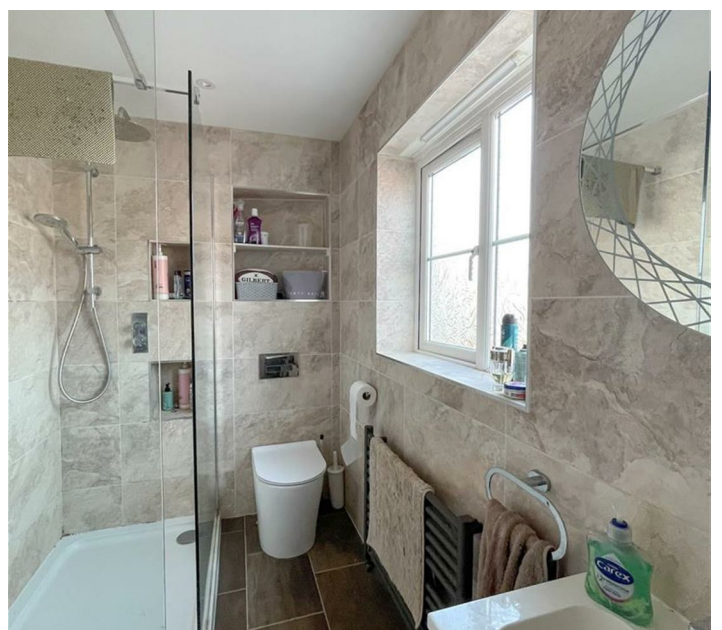
Upvc Double glazed window to rear, double walk in shower with sunflower hot water mixer shower, wash hand basin set into vanity unit, low level W/C, fully tiled walls and floor, extractor fan, heated towel rail.

Rear Garden

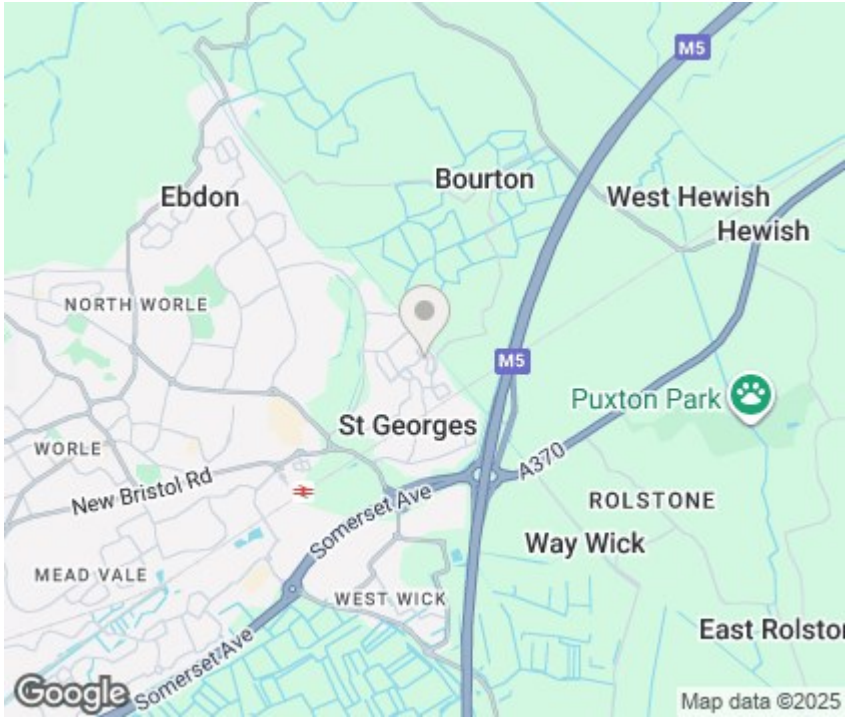
Enclosed by fencing, laid to patio with raised deck area, outside tap, side gate.

Garage & Parking

Garage to the rear of the property with up and over door and parking space to front.







Viewings

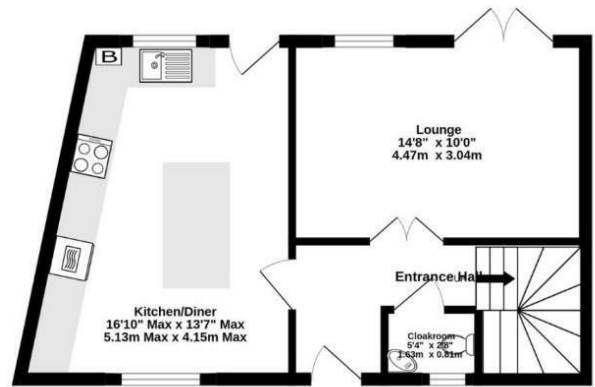
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(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	

Ground Floor
446 sq.ft. (41.4 sq.m.) approx.



1st Floor
554 sq.ft. (51.5 sq.m.) approx.

