

**Harris & Lee**  
Estate Agents

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# Harris & Lee

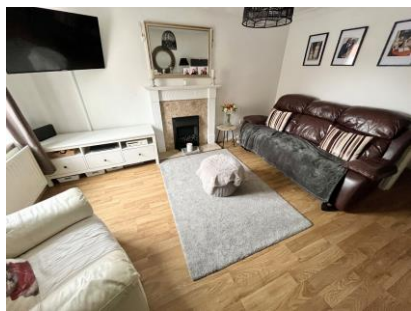
Estate Agents

Helping you move with 100 years combined staff experience



*St Georges OIEO £250,000*

- \* End Terrace Home
- \* 3 Bedrooms
- \* 15' 3" Kitchen/Diner
- \* Bathroom & En-suite Shower
- \* Downstairs WC
- \* Adjacent Drive & Garage



114 High Street, Worle, BS22 6HD

# 55 The Badgers, St. Georges, Weston-super-Mare, BS22 7RF

## Description

Situated on the level in the favoured area of St Georges and therefore within a comfortable distance of St. Georges Primary School and a little further to Sainsbury's and a number of well know outlets. In addition, for those who commute, the M5 access point and the rail network are both close by. An end terrace home benefiting from double glazing and gas central heating. One of a number of features of this property is the adjacent driveway and garage. In addition there are 3 bedrooms plus a 15'3" kitchen/diner, downstairs WC, bathroom and en-suite shower.

## Accommodation

### Entrance Hall

Double glazed entrance door. Radiator. Staircase to first floor accommodation.

### Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Electric fire. Laminate flooring. Coved ceiling. Radiator. Understairs cupboard. Double glazed window to front.

### Inner Hall

### Cloakroom 6' 9" x 2' 11" (2.06m x 0.89m)

Radiator. Wash hand basin and low level WC. Extractor fan.

### Kitchen/diner 15' 3" x 11' 4" max (4.64m x 3.45m)

Fitted with wall and base units incorporating a stainless steel sink unit with tiling to splashbacks. Integrated oven and hob with cooker hood over. Space for washing machine, dishwasher and fridge/freezer. Radiator. Laminate flooring. Double glazed window and French doors to the rear garden.

### First Floor Landing

Radiator. Airing cupboard with hot water tank. Access to loft.

### Bedroom 1 13' 8" x 8' 5" (4.16m x 2.56m)

Radiator. Built-in wardrobe. Double glazed window to rear. Door to

### En-suite Shower

White suite of tiled shower with mains shower, wash hand basin and low level WC. Radiator. Extractor fan.

### Bedroom 2 9' 8" x 8' 9" (2.94m x 2.66m)

Radiator. Double glazed window to front.

### Bedroom 3 7' 10" x 6' 6" (2.39m x 1.98m)

Radiator. Double glazed window to rear.

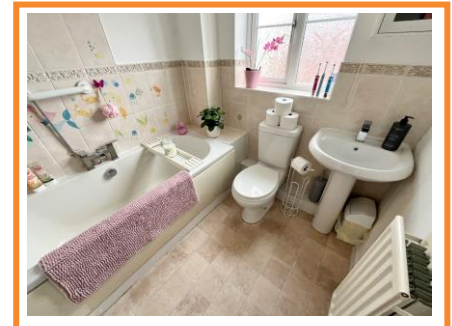
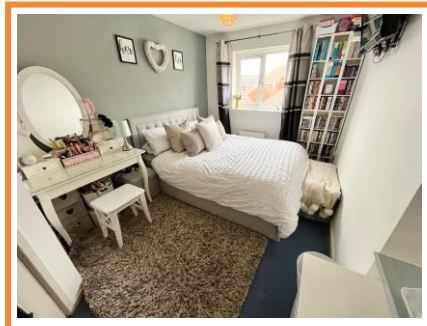
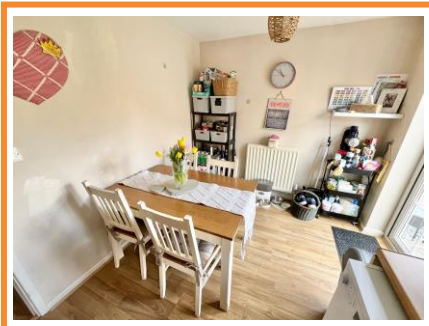
### Bathroom

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Radiator. Extractor fan. Double glazed window to front.

### Outside 17' 0" x 7' 9" (5.18m x 2.36m)

One of the benefits of this home is the advantage of having an adjacent driveway and garage rather than having to park away from the house. The **Garage** measures 17' 0" x 7' 9" (5.18m x 2.36m) and has an up and over door, light power and door to the rear garden. A gate at the side of the driveway gives access to an area of side garden laid to stone chippings with a brick built BBQ. The rear garden is laid to grass and a paved patio and enclosed by panelled fencing.

### Tenure Freehold



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



**Material Information**

We have been advised the following;

Gas- Mains

Electricity- Mains

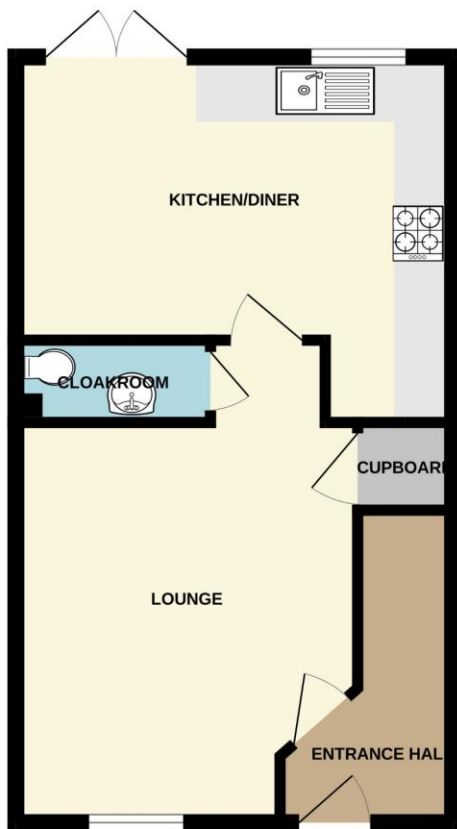
Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

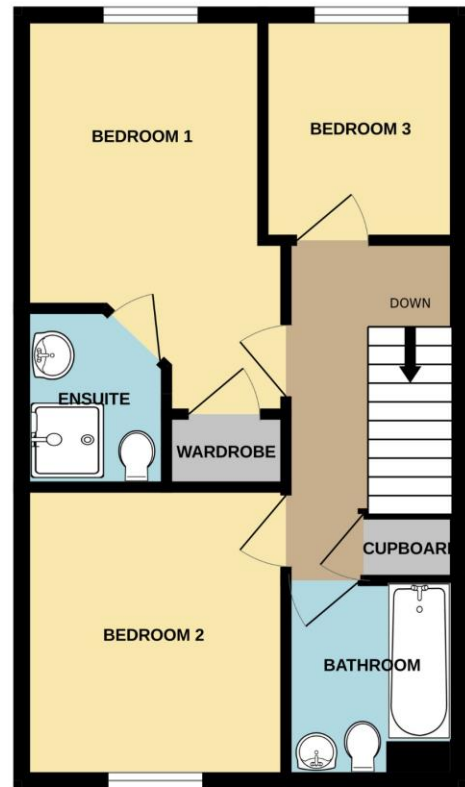
Mobile Signal- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR



1ST FLOOR



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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