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# Harris & Lee

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*St Georges*

*£290,000*

- \* 3 Bed Link-Detached
- \* Views to Front Aspect
- \* Downstairs Cloakroom
- \* En-suite Shower Room
- \* Driveway & Garage
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 24 Meadow Place, St Georges, Weston-s-Mare, BS22 7RT

### Description

A rare opportunity to acquire a 3 bed link-detached house tucked away in this favoured 'edge of estate' cul-de-sac position, enjoying far reaching views to the front aspect across fields. A separate hallway provides access to a 15'6" x 15'1" living room, separate kitchen and downstairs WC and the main bedroom benefits from en-suite facilities. The adjacent driveway provides off road parking for 2 cars and leads to the attached single garage, which can be accessed from the enclosed rear garden too. Offered with 'no onward chain'.

### Accommodation

#### Entrance

Front entrance door with canopy shelter over, opening to

#### Entrance Hall

Tiled floor, coved ceiling, radiator.

#### Downstairs WC

Low level WC and wash hand basin with tiled splash backs. Tiled floor. Obscure double glazed window.

**Kitchen** 8' 10" x 8' 8" (2.69m x 2.64m) 'Shaker' styled wall and base units, work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine, dishwasher and upright fridge/freezer. Tiled floor, radiator. Cupboard housing the gas fired boiler. Double glazed window to front aspect.

**Lounge/Dining Room** 15' 6" x 15' 1" (4.72m x 4.59m) including built-in under stairs storage cupboard. Fireplace, laminate flooring, coved ceiling, 2 radiators, Double glazed window and double doors to rear.

### First Floor Landing

Built-in airing cupboard housing the hot water tank. Coved ceiling, double glazed window to side aspect.

**Bedroom 1** 12' 0" x 8' 5" (3.65m x 2.56m) maximum plus built-in cupboard. Radiator, double glazed window to front aspect with far reaching views across fields. Door to

#### En-suite

Corner shower cubicle, pedestal wash hand basin and low level WC. Extractor fan, radiator, obscure double glazed window.

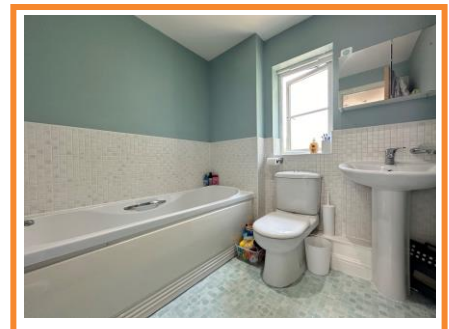
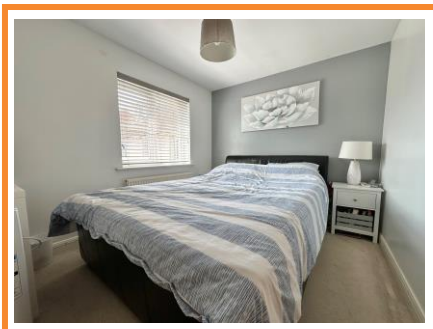
**Bedroom 2** 9' 3" x 8' 5" (2.82m x 2.56m) Radiator, double glazed window overlooking the rear garden.

**Bedroom 3** 8' 4" x 6' 1" (2.54m x 1.85m) Access to loft space. Radiator, double glazed window to rear aspect.

**Bathroom** 6' 9" x 6' 4" (2.06m x 1.93m) White suite of panelled bath, pedestal wash hand basin and low level WC. Radiator, extractor fan. Obscure double glazed window.

### Outside

Front garden with adjacent driveway providing off road parking for 2 cars, leading to an attached garage, measuring 17'5" x 8'7". The garage has an up and over door, power, lighting and loft storage space. Personal door from the garage into the enclosed rear garden incorporating areas laid to grass, patio, plum slate and wooden decking. The garden stretches round to the side of the house.



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.

## View to Front



## Tenure

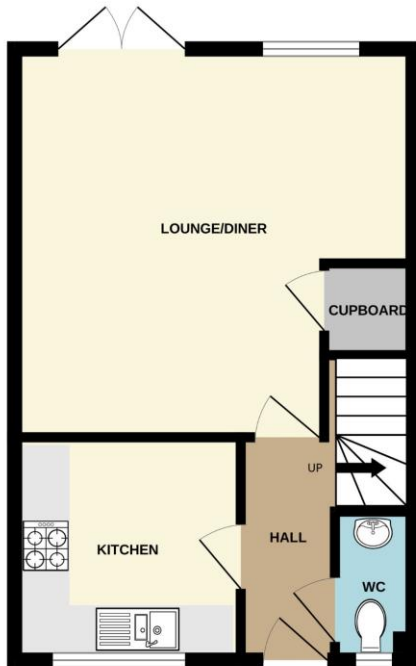
Freehold, council tax band is 'C'.

## Other Material Information

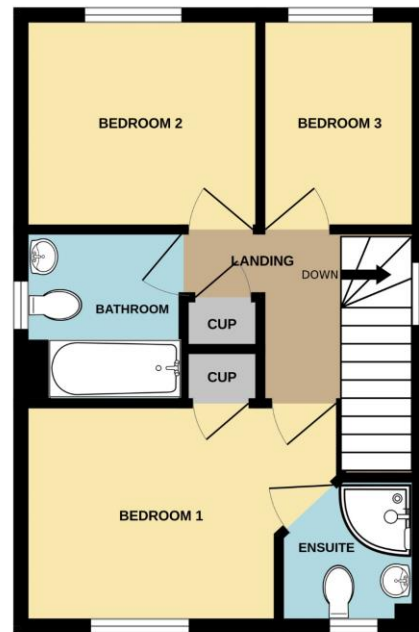
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 27-44mbps, source: Openreach. Virgin Media is apparently at this address with download speeds up to 1 gig.

**The energy rating for this property is 'C'**

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

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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