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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*St Georges*

*£289,950*

- \* Beautifully Presented
- \* Three Bedroom End Terrace
- \* Refitted Kitchen & Bathroom
- \* 'L' Shaped Lounge Diner
- \* Garage and Driveway
- \* Popular Location



*114 High Street, Worle, BS22 6HD*

# 1 The Copse, St. Georges Weston-Super-Mare BS22 7SL

## Description

Beautifully presented and ready to move into this three-bedroom end terrace home located in the ever popular St Georges area is sure to impress. Lovingly cared for by the current owners for the last 18 years and fronting onto greenspace this property would make an ideal first time buy. The home itself features three bedrooms and a family bathroom whilst on the ground floor there is a refitted kitchen, cloakroom WC and a 15' x 14' 8 Lounge dining area. Externally there is a garage and driveway which have been incorporated into the rear garden and can be accessed by double gates.

## Accommodation

### Entrance Hall

The property is accessed via a part glazed uPVC front door providing access to the entrance hall with stairs to first floor accommodation. Double radiator, coved ceiling, Door to cloakroom WC. Opening to Lounge and opening to

### Kitchen

Refitted with a range of shaker style wall mounted and base units with work surface over and matching upstands. Four ring Zanussi gas hob with cooker hood over and glazed splash back. Single bowl stainless steel sink and drainer unit with central mixer tap. uPVC double glazed window with Georgian Bars to front aspect. Space and plumbing for washing machine. built in Zanussi electric oven. Built in fridge freezer, and slimline dishwasher. Downlighting.

**Lounge Diner** 15' 1" MAX x 14' 5" MAX (4.59m x 4.39m)  
Coved ceiling, Two radiators. Under stair storage cupboard. uPVC double glazed French doors to rear garden and uPVC double glazed window with Georgian Bar to rear aspect.

### Cloakroom

Coved ceiling, radiator. Low level WC. Space saving corner wash hand basin with tiling to splash back. Electric consumer unit. Obscured uPVC double glazed window to front aspect.

### First Floor Landing

Doors to all first-floor rooms. Door to airing cupboard with hanging rails and Ideal combination boiler. Storage cupboard. Loft hatch with pull down loft ladder providing access to the partially boarded loft space. uPVC double glazed window with Georgian Bar to side aspect.

**Bedroom 1** 11' 9" to built in wardrobe x 8' 2" (3.58m x 2.49m) Coved ceiling. Radiator. uPVC double glazed window with Georgian Bar to front aspect. Built in double wardrobe.

**Bedroom 2** 11' 6" x 8' 4" (3.50m x 2.54m)  
Radiator. uPVC double glazed window with Georgian Bar to rear aspect.

**Bedroom 3** 7' 6" x 6' 5" (2.28m x 1.95m)  
Radiator. uPVC double glazed window with Georgian Bar to rear aspect.



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.

## Bathroom

Refitted with a white suite of panelled P-Shaped bath with central mixer tap and mixer shower attachment with glass shower screen. Pedestal wash hand basin and low level WC. Partially tiles walls and tiled floor. Shaver point, radiator, coved ceiling. Obscure uPVC double glazed window with Georgian Bar to front aspect. Extractor.

## Outside

The property benefits from being on a corner position, with a small, gravelled area to the front and side, plus a cold-water tap. A brick wall on the outer boundary and feather edge fencing makes the garden enclosed, the garden itself is predominantly laid to lawn with planted borders which leads to the garage and driveway that are accessed by double gates from the roadside. Internally the GARAGE (16' 9" x 8' 1") has a manual up and over door, light, power and plenty of roof space allowing for additional storage.

## Tenure

Freehold

## Material Information

Gas - Mains

Electricity - Mains

Water & Sewage - Bristol & Wessex Water.

Phone Coverage - see : <https://checker.ofcom.org.uk/>

Broadband - Openreach advises there is Full fibre

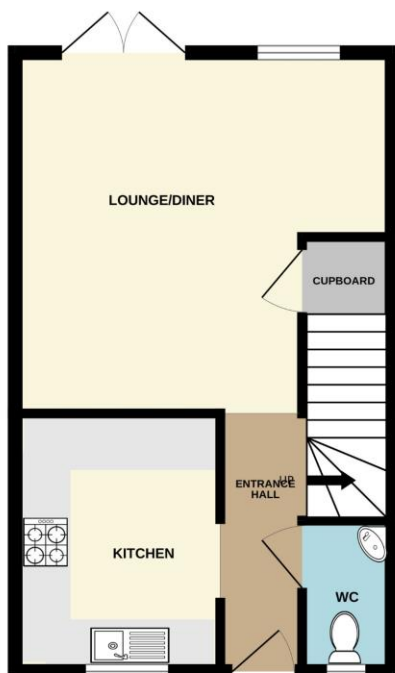
Broadband available now with downloads speeds upto 1600mbps

Virgin Media - Is available at this address

Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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