

Dunedin Way, St Georges, Weston-Super-Mare. BS22 7FF

£265,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after neighborhood of St. Georges, this delightful three-bedroom semi-detached home is located on the charming Dunedin Way. With a well-designed layout and modern conveniences, it presents a wonderful opportunity for families and professionals alike, offering comfortable living spaces, a spacious garden, and ample parking options. Upon entering, you're welcomed by a bright entrance hall that sets the tone for the rest of the home. The ground floor offers a convenient downstairs cloakroom and a cozy yet spacious living room, ideal for relaxing or entertaining. The entrance then leads to a generous kitchen and dining area, perfect for family meals or gatherings with friends, boasting plenty of natural light and garden views. Upstairs, the home features three well-appointed bedrooms, each offering a comfortable retreat. There's also a family bathroom on this floor, providing a complete package of comfort and practicality.

The outdoor space is equally appealing, with a lovely, well-maintained garden ideal for relaxation, play, or gardening enthusiasts. The garden also includes a gated rear entrance, allowing direct access to both parking and the garage, ensuring convenience and security for your vehicles. This property's location is truly ideal, being just a short distance from a range of shops, well-regarded schools, and excellent commuter links. It's a wonderful opportunity to own a family-friendly home in one of the area's best locations.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Fantastic Semi Detached house
- Three Bedrooms
- Downstairs WC
- Garage & Parking Located at Rear
- Sought After Location
- Kitchen/Diner
- Close to Commuter Links



ROOM DESCRIPTIONS

Entrance

Enter via main front door opening through to;

Rear Garden

Mainly laid to patio with lawn and stone chipping, gate to;

Entrance Hall

Door to cloakroom, door to living room, stairs rising to first floor landing, radiator.

Garage & Parking

Up and over door with parking in front

Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and radiator.

Living Room

14' 11" x 14' 10" (4.55m x 4.52m) UPVC double glazed window to front aspect, radiator and door through to;

Kitchen/Diner

14' 9" x 10' 0" (4.50m x 3.05m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge freezer, radiator and dining area.

Stairs Rising to First Floor Landing

Bedroom

8' 0" x 12' 2" (2.44m x 3.71m) UPVC double glazed window to rear aspect, built in wardrobe and radiator.

Bedroom

8' 4" x 10' 10" (2.54m x 3.30m) UPVC double glazed window to front aspect, radiator and built in cupboard

Bedroom

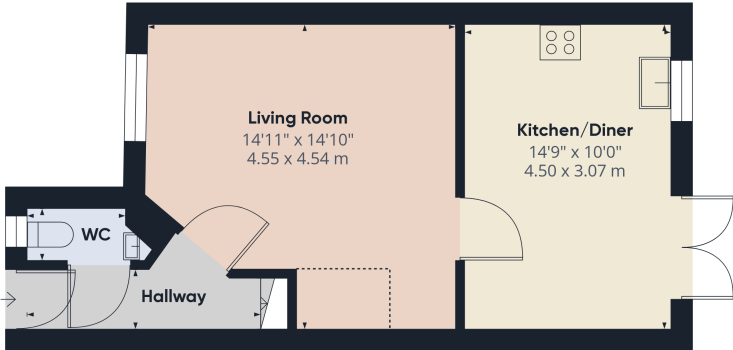
6' 4" x 8' 9" (1.93m x 2.67m) UPVC double glazed window to rear aspect, radiator.

Bathroom

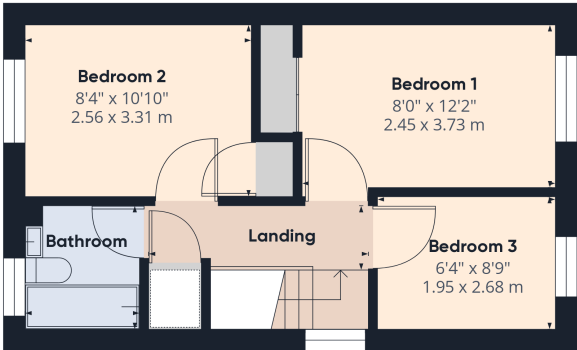
UPVC double glazed obscure window to front aspect, low level WC, pedestal wash hand basin, bath with shower over, radiator.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
735.37 ft²
68.32 m²

Reduced headroom
13.82 ft²
1.28 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

