

Pastures Avenue, St Georges, Weston-Super-Mare, Somerset.

BS22 7SB

£270,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this very well presented three bedroom house to the open market situated in the popular St.Georges area of Weston-super-Mare.

Built in the year 2000 & situated close to primary & secondary schools, supermarkets, bus route, train station and a short drive to junction 21 of the M5.

In brief the well planned accommodation consists: Entrance hall, lounge, modern kitchen/diner, cloakroom, and upstairs off the landing: three bedrooms (two double), en-suite to primary plus a family bathroom.

Outside, there is a large front garden mostly laid to lawn. To the rear a fully enclosed garden laid to lawn with patio area and access to property via either kitchen or lounge.

To the rear there is a single garage with parking to the front.

Further benefits include owned solar panels which help reduce electric bills.

This super property is sure to attract much attention & will make an excellent home for either a young family or equally for a retired couple looking to downsize. Book your viewing today in order to fully appreciate all this spacious & versatile property has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Modern Cottage Style House
- Three Bedrooms
- Cloakroom, Bathroom & En-suite
- Gardens Front & Rear
- Garage & Allocated Parking
- Popular Location Close to Amenities
- Viewing Recommended
- Owned Solar Panels
- EPC - C



## ROOM DESCRIPTIONS

### Hall

Composite front door with feature light panel, wood laminate flooring, radiator, telephone point, useful understairs storage cupboard.

Stairs rising to landing and doors to Cloakroom, Kitchen/Diner and Lounge.

### Lounge

Double glazed window to front aspect & double glazed French doors to rear opening to garden. Radiator, television point.

### Kitchen/Diner

Comprising white gloss wall and floor cupboard and drawer units with wood block effect work surfaces. Inset one bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over and 'Hotpoint' electric single oven below. Integrated fridge/freezer, concealed wall mounted 'Potterton' gas boiler, radiator, tile effect vinyl flooring.

Double glazed window to front and double glazed French doors to rear garden.

### Cloakroom

Low level WC, pedestal corner wash hand basin with twin taps over and tiled splash backs. Radiator, extractor fan and tile effect vinyl flooring.

### Landing

Double glazed window to rear, airing cupboard housing hot water tank, loft access and doors to Bedrooms and Bathroom.

### Bedroom One

Double glazed window to rear, radiator, television point, built in wardrobe with mirrored sliding doors and door to En-suite Shower Room.

### En-suite Shower Room

Fully tiled shower cubicle with mains operated shower unit, pedestal wash hand basin with mixer tap over and tiled splash backs, low level WC, chromed heated towel rail, extractor fan, uPVC frosted double glazed window to front and tile effect vinyl flooring.

### Bedroom Two

Double glazed window to front and radiator.

### Bedroom Three

Double glazed window to rear and radiator.

### Family Bathroom

Three piece suite comprising panelled bath with mixer tap, shower and tiled splash backs, low level WC, pedestal wash hand basin with mixer tap over, chrome heated towel rail, shaving point, extractor fan, uPVC frosted double glazed window to front and tile effect vinyl flooring.

### Front

Much larger than average garden area mostly laid to lawn with mature hedging.

### Rear Garden

Enclosed by fencing to each side, patio and lawn areas with rear gate leading to parking & garage. Garden Shed.

### Garage

To the rear of the property underneath a nearby coach house is a single garage with up & over door plus parking area to front.

### Agent Note:

The vendor informs us there is a service charge of approx. £220 per annum which is paid quarter, and also they pay £50 per annum towards the buildings insurance for the coach house which their garage is underneath.

Room Measurements:

All room measurements are shown on the attached floorplan.







# FLOORPLAN & EPC

