

Reed Way, St Georges, Weston-Super-Mare, Somerset. BS22 7RJ

£290,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situated in the highly coveted St. George's area, within walking distance of local amenities including charming shops, a superb farmhouse deli, the popular Woolpack public house, and the convenient train station, this outstanding semi-detached townhouse boasts flawless presentation throughout.

The property comprises a generously sized living room offering ample space for relaxation and entertainment, with double doors opening onto the rear garden. A stylish kitchen, cloakroom, and three bedrooms. The master bedroom features a dressing area and an en suite bathroom, while two additional double bedrooms and a family bathroom complete the accommodation.

The garden itself boasts a combination of decking for outdoor seating and a patio area framed by tree borders, a perfect place for those BBQ's and entertaining family and friends.

Conveniently, a gate provides access to the garage, which also offers parking space for two cars, ensuring practicality alongside its undeniable charm.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached town house
- Lounge/diner with double doors on to the garden
- 3 double bedrooms
- Extremely well presented throughout
- Refitted kitchen
- Superb rear garden
- Double glazed windows replaced in 2023
- Garage and driveway parking
- EPC - C



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Radiator, stairs to the first floor, doors to the lounge, kitchen and cloakroom

Cloakroom

Radiator; Upvc double glazed window to front; white WC and wash basin

Lounge/diner:

5.20m x 3.91m (17' 1" x 12' 10") Radiator; Upvc double glazed windows and french doors to rear; under stairs cupboard

Kitchen

3.61m x 1.87m (11' 10" x 6' 2") Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, induction hob with extractor hood over; electric oven, integral dishwasher & washing machine, inset stainless steel sink/drainers

First floor landing

Stairs to the first floor

Bedroom 2

3.92m x 3.11m (12' 10" x 10' 2") Radiator; Upvc double glazed window to rear

Bedroom 3

3.93m x 3.24m (12' 11" x 10' 8") Radiator; Upvc double glazed window to front

Bathroom

Radiator; white suite of WC, basin and bath with shower over

Top floor

Bedroom 1

3.91m x 3.78m (12' 10" x 12' 5") Radiator; Upvc double glazed window to front; door to dressing area and en suite

Shower room:

Radiator; velux window; white suite of WC, basin and shower cubicle

Walk in dressing area

3.91m x 3.78m (12' 10" x 12' 5") A perfect place for your clothes and storage

Rear garden

Laid to part decking for table and chairs, a patio area with tree borders and a gate leading out to the single GARAGE

Garage and parking

To the rear of the property in a block is a SINGLE GARAGE which has an up and over door, light, power and overhead storage plus 2 parking spaces in front, tandem style



FLOORPLAN & EPC

