

Pastures Avenue, St Georges, Weston-Super-Mare, Somerset.  
BS22 7SB

Offers in Excess of £250,000 Freehold  
**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set back from the road this delightful end of terrace house is located in the highly sought after St.Georges area of Weston super Mare, and if your looking to be able to walk to shops, train station, local Woolpack public house and deli, doctors surgery, schools, these are all within 10 minutes, add in the easy access to the M5 motorway junction, and you have a home that's perfectly located.

The house is approached via a lane to the front, so no main road traffic going past, once in the property you have a hallway with stairs to the first floor, lounge with double glazed window to the front and double glazed double doors to the garden, cloakroom, kitchen diner with double glazed window to the front and double glazed double doors to the garden, upstairs we have a landing, 3 bedrooms, family bathroom, en-suite shower room, plus the home benefits from Solar Panels, gas central heating, double glazing, enclosed rear garden with gate to the side, and a single garage approximately 50 yards from the house with parking in front.

All in all you have a home that you can enjoy, entertain family and friends, and not have to take the car, every time you want to go to a local shop, go out for a drink, or catch the train.

Call House Fox estate agents today, to book a viewing

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- 3 bedrooms
- Semi detached house
- Garage with parking in front
- Bathroom, en-suite shower room and cloakroom
- Kitchen/diner with double doors on to the garden
- Lounge with double doors onto the garden
- Walking distance of shops, train station, schools, public houses
- Solar panels
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Stairs to the first floor, cupboard, doors to the lounge, cloakroom, kitchen/diner

### **Cloakroom:**

WC, wash hand basin, radiator

### **Living room:**

4.63m x 4.03m (15' 2" x 13' 3")  
Double glazed window to the front, radiator, double glazed double doors to the rear garden

### **Kitchen/diner:**

4.62m x 2.75m (15' 2" x 9' 0") Sink unit, floor and wall units, wall mounted boiler, plumbing for washing machine, double glazed window, double glazed double doors to the garden

### **First floor landing:**

Cupboard, loft access with a loft ladder, double glazed window

### **Bedroom 1:**

3.37m x 2.77m (11' 1" x 9' 1")  
Radiator, double glazed window, door to the en-suite

### **En-suite shower room**

Shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

### **Bedroom 2:**

4.03m x 2.51m (13' 3" x 8' 3")  
Radiator, double glazed window

### **Bedroom 3:**

2.98m x 2.03m (9' 9" x 6' 8")  
Radiator, double glazed window

### **Bathroom:**

Bath, wash hand basin, WC, double glazed window, heated towel rail

### **Garden:**

An enclosed rear garden mainly laid to lawn, side gate.

### **Garage and parking:**

Situated to the right hand side of the house, under the coach house, about 50 yards away is the SINGLE GARAGE with parking in front

### **NOTE:**

There is a monthly charge around £35 for the upkeep of the courtyard area, where the garage is located







FLOORPLAN & EPC

