

Shepherds Way, St Georges, Weston-Super-Mare, Somerset.

BS22 7XY

£160,000 Leasehold

FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... A beautifully presented one-bedroom first-floor flat situated in the highly sought-after area of St Georges, nestled in a peaceful cul-de-sac on Shepherds Way. This charming home offers a perfect blend of comfort, convenience, and modern living, making it an excellent choice for first-time buyers, downsizers, or investors alike. As you approach the property, you are welcomed by a well-kept communal entrance which creates a lovely first impression. From here, stairs lead up to the first floor where the flat is located. Upon entering the property, you are greeted by a spacious entrance hall complete with a generous storage cupboard – ideal for coats, shoes, and everyday essentials. The modern kitchen is both stylish and functional, featuring a range of contemporary units and work surfaces, providing ample storage and preparation space. It's the perfect place for cooking and entertaining. The good-sized living room is bright and welcoming, offering plenty of space for both relaxation and dining, with large windows that allow natural light to flood the room. The double bedroom is equally impressive, benefiting from built-in wardrobes and offering a comfortable retreat at the end of the day. Completing the accommodation is a well-appointed bathroom fitted with a three-piece suite, including a bath with shower over, wash basin, and WC. Outside, the property benefits from off-road parking, adding to the convenience of this attractive home. The communal areas are well maintained, contributing to the pleasant setting of the building. Situated in a desirable location, the flat enjoys easy access to a range of local amenities including shops, schools, and transport links. The nearby motorway and train station provide excellent connections for commuters, while the popular local pub 'The Woolpack' offers a warm and friendly spot to relax and socialise.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful First Floor Flat
- One Double Bedroom with Built in Wardrobes
- Modern Kitchen
- Off Road Parking
- Sought After Location and Close to Amenities
- UPVC Double Glazing + Gas Central Heating
- Great Size Dual Aspect Living Room
- Council Tax Band - A



ROOM DESCRIPTIONS

Entrance

Communal entrance opening into hallway with stairs rising to first floor landing, main front door opening through to;

Entrance Hall

Doors to all rooms, storage cupboard and radiator, door to;

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m) UPVC double glazed window to rear aspect. Range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, integrated gas hob with oven under, space for small table, wall mounted boiler, radiator.

Living Room

12' 5" x 16' 0" (3.78m x 4.88m) Dual aspect UPVC double glazed windows to side and rear, radiator and space for living room furniture.

Double Bedroom

9' 9" x 11' 9" (2.97m x 3.58m) UPVC double glazed window to side aspect, radiator and two built in double wardrobes.

Bathroom

Three piece suite comprising low level WC and vanity wash hand basin, panelled bath with shower screen and shower over, heated towel rail.

Parking

Off road parking available + visitor parking



FLOORPLAN & EPC

