

Saxon Court, St Georges, Weston-Super-Mare, Somerset.

BS22 7RQ

£272,500 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This semi detached home is set in a cul de sac and is great for the family offering 3 bedrooms, a versatile open plan living/dining room, kitchen, garage, drive with parking and a great sized rear garden. The property is approached via the driveway parking and a path to the front entrance hall has the stairs to the first floor, a cloakroom with WC and wash basin and entry to the kitchen which offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and space enough for a table and chairs. The lounge diner is to the rear and is a great size with french doors out to the rear garden and a useful large under-stairs cupboard. Upstairs there are 3 bedrooms with bed 1 benefitting from a built in cupboard and an en suite offering WC, wash basin and a shower. The family bathroom offers a white suite of WC, basin and bath. There is also a useful store cupboard in the upstairs hallway. Outside to the front is a small hedged area of garden and the driveway to the side is suitable for 1 vehicle leading to the garage, which has an up and over door to the front, power and lighting. There is also a side gate leading to the garden. To the rear the garden is a great size and benefits from much sunshine and is enclosed with fencing with an area of patio for table and chairs, a central lawn area, a gate to the front drive and a useful rear door into the garage.

## FEATURES

- Semi detached house
- Three bedrooms
- Cloakroom and en suite
- Cul de Sac location
- Detached garage to side and driveway parking
- Good sized rear garden
- Council Tax - Band C
- EPC - C
- NO ONWARD CHAIN
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to the first floor.  
Cloakroom - WC and wash basin;  
radiator; window to front

### Lounge Diner

15' 6" x 14' 10" (4.72m x 4.52m)  
Radiator; Upvc double glazed window  
and french doors to rear garden; door  
to under stairs cupboard

### Kitchen

8' 8" x 8' 7" (2.64m x 2.62m) Radiator;  
Upvc double glazed window to front;  
range of wall and base units with  
worktops over, gas hob with extractor  
hood over and electric oven under,  
spaces for washing machine and  
fridge freezer, inset stainless steel  
sink/drainage and space enough for a  
table and chairs.

### Bedroom 1

12' 2" x 8' 3" (3.71m x 2.51m) Radiator;  
Upvc double glazed window to front;  
door to cupboard; door to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window  
to front; WC, wash basin and a  
shower

### Bedroom 2

9' 2" x 8' 3" (2.79m x 2.51m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

8' 3" x 6' 0" (2.51m x 1.83m) Radiator;  
Upvc double glazed window to rear

### Family Bathroom

6' 8" x 5' 9" (2.03m x 1.75m) Radiator;  
white suite of WC, basin and bath.

### Outside

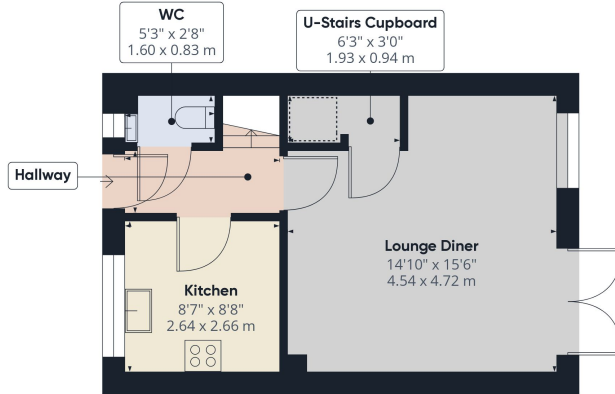
FRONT - small hedged area of garden  
and the driveway to the side is  
suitable for 1 vehicle leading to the  
garage; There is also a side gate  
leading to the garden.

REAR - To the rear the garden is a  
great size and benefits from much  
sunshine and is enclosed with  
fencing with an area of patio for table  
and chairs, a central lawn area, a gate  
to the front drive and a useful rear  
door into the garage.

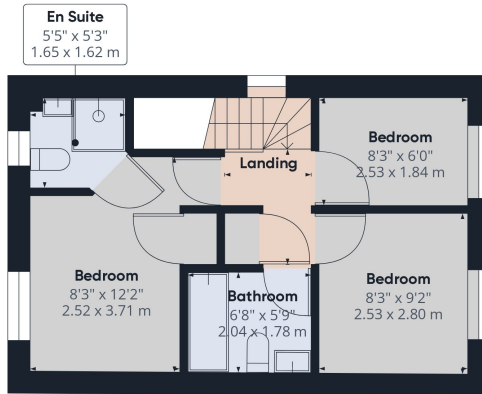
GARAGE - approx 17' x 8'7 - has an up  
and over door to the front, power and  
lighting; rear door to garden.



# FLOORPLAN & EPC



Floor 0



Floor 1

**Approximate total area<sup>1)</sup>**

697.87 ft<sup>2</sup>  
64.83 m<sup>2</sup>

**Reduced headroom**

8.79 ft<sup>2</sup>  
0.82 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

