



The Badgers, St. Georges, Weston-super-Mare, North Somerset, BS22 7RF

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£1,200.00 per calendar month

David Plaister Ltd are thrilled to offer this wonderful two-bedroom terraced house TO LET! Well presented throughout, this house briefly comprises of a large and bright living / dining room, a kitchen, two spacious double bedrooms and a family bathroom. Outside, the property boasts a private and enclosed rear garden, offering ample space to relax. There is also a garage and off-street parking providing valuable convenience.

Positioned in the sought-after and family-friendly suburb of St. Georges, this property is located within easy reach of local amenities, reputable schools, and excellent transport connections.

EPC Rating: C, Council Tax Band: B. Holding deposit of 1 weeks rent applies (£276.92). Tenancy deposit equal to 5 weeks rent (£1,384.61).

- **Wonderful two-bedroom terraced house TO LET!**
- **Light and bright living / dining room**
- **Well positioned in the sought-after area of St. Georges**
- **Private and enclosed rear garden offering ample space to relax**
- **Garage and off-street parking for convenience**
- **Two excellent double bedrooms**
- **EPC Rating: C, Council Tax Band: B**
- **Holding deposit of 1 weeks rent applies (£276.92)**
- **Tenancy deposit equal to 5 weeks rent (£1,384.61)**





Accommodation

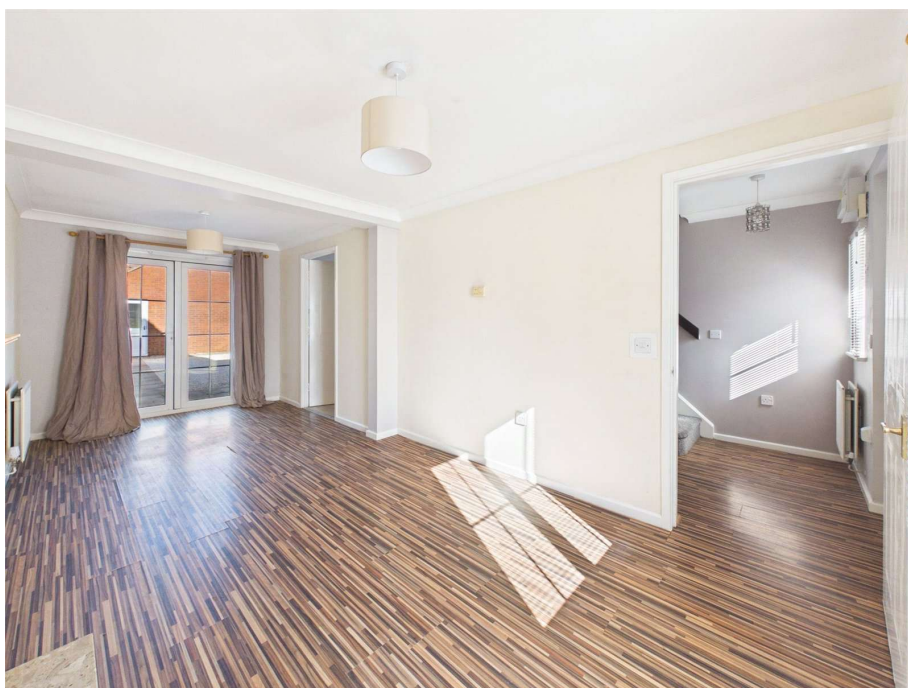
Entrance: On approach to the property you are met with a concrete tile walkway and an area laid to slate chippings presenting a timber framed double glazed entrance door.

Hallway: With timber effect laminate flooring, radiator, a UPVC double glazed window, door leading to principal rooms.

Cloakroom: With timber effect laminate flooring, a low-level WC, a wash hand basin over pedestal with a tiled splashback, radiator, a useful storage cupboard, extractor fan, ceiling light.

Living / Dining Room: With timber effect laminate flooring, a decorative fireplace with a hearth and surround, radiators, a UPVC double glazed window, ceiling lights, door leading to the kitchen, UPVC double glazed patio doors leading to the private and enclosed rear garden.

Kitchen: With timber effect laminate flooring, range of wall and floor storage units with worktops and a tiled splashback, space and plumbing for washing machine and fridge/freezer, an inset stainless steel sink and drainer, positioned under a UPVC double glazed window, an inset four burner gas hob with an extraction hood over and electric oven and grill under, a wall mounted gas fired boiler, ceiling light.



Stairs Rising from entrance hallway to first floor landing

First Floor Landing: A landing with a ceiling light and doors leading to First Floor rooms.

Bedroom One: A double bedroom with a radiator, a UPVC double glazed window, a built in airing cupboard housing a hot water tank, ceiling light.

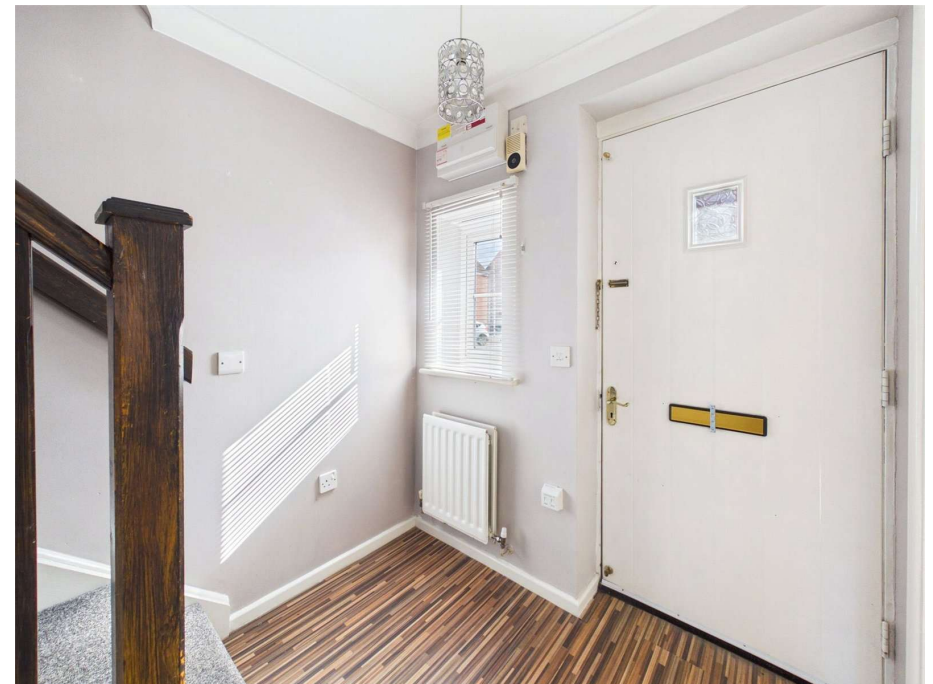
Bedroom Two: A double bedroom with a radiator, a UPVC double glazed window, ceiling light.

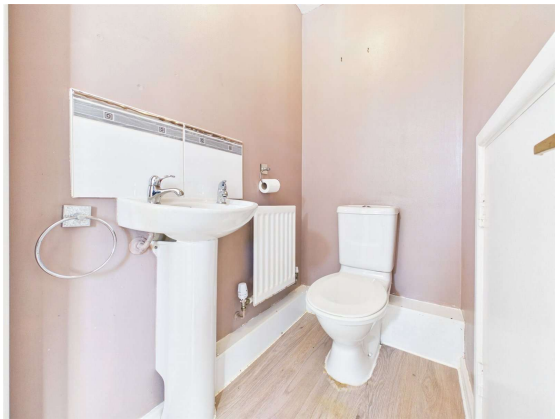
Bathroom: With tile effect vinyl flooring, a low-level WC, a wash hand basin over pedestal, a panelled bath with a shower fed from the hot water tank over and glass screen, partly tiled walls, a UPVC double glazed window, radiator, extractor fan, ceiling light.

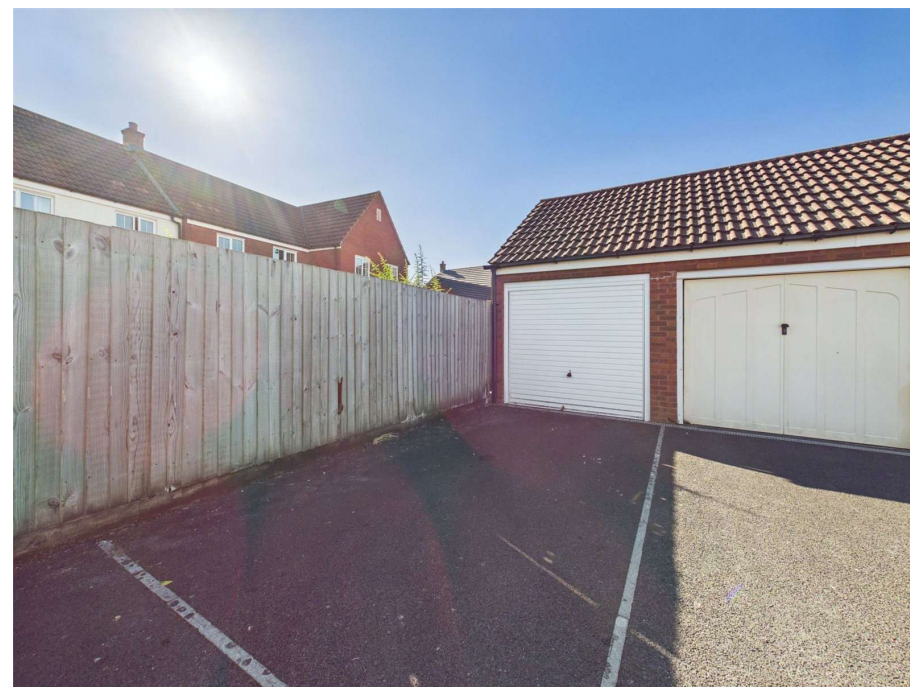
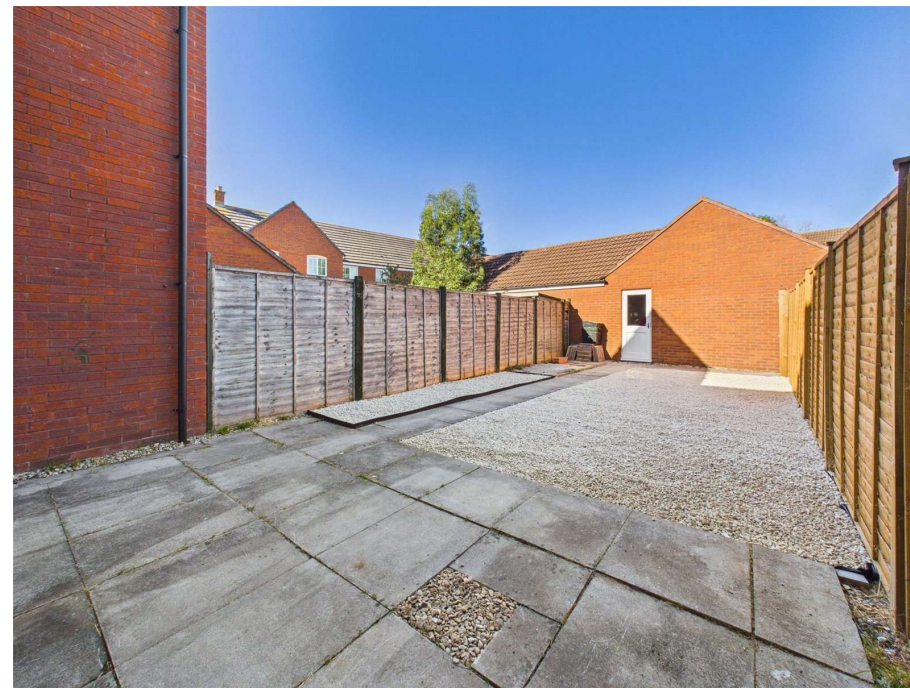
Outside

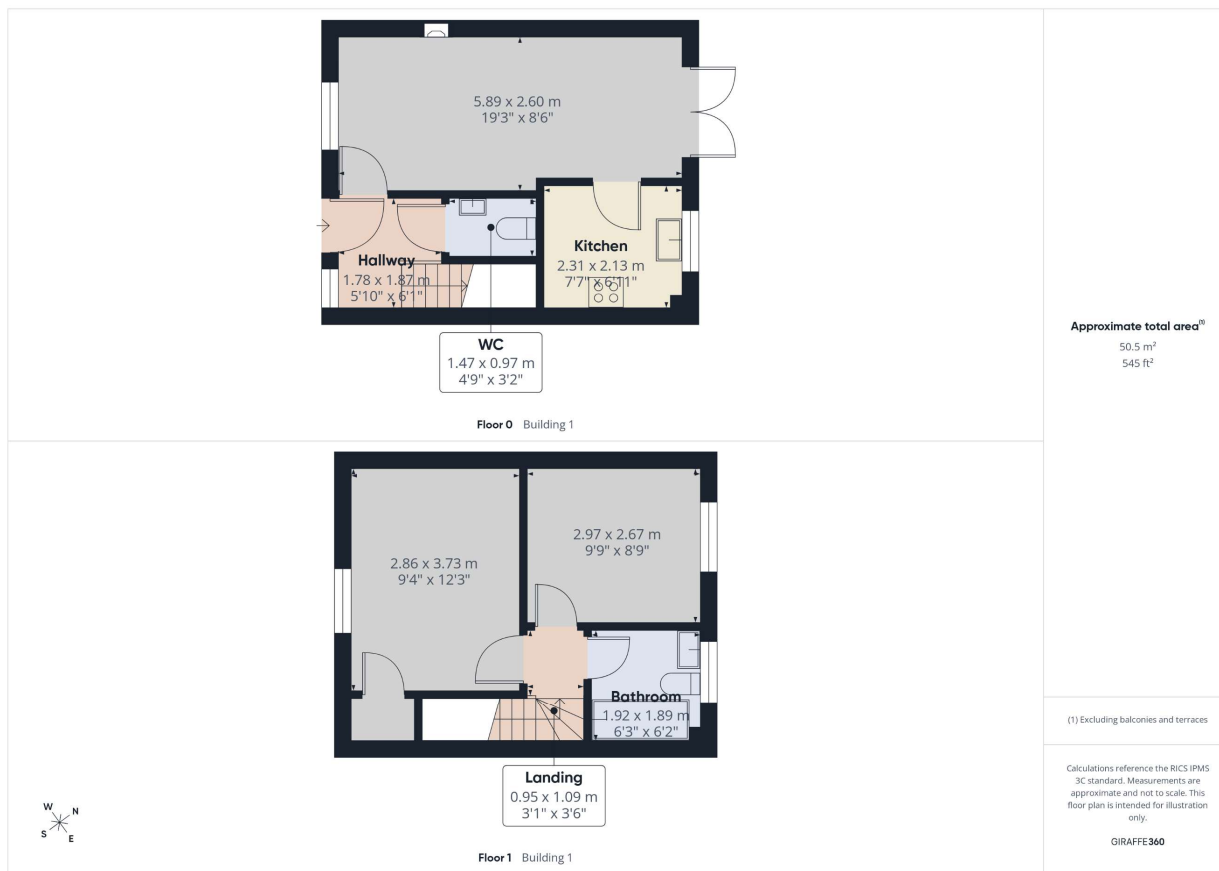
Garage: A private single garage with an up and over entrance door, electric power and lighting, overhead storage space, a timber framed single glazed door leading to the private and enclosed rear garden.

Rear Garden: A private and enclosed rear garden with concrete tiled patio adjoining the house, areas laid to stone and a path leading to the side door of the garage and a timber gate giving access to the parking area.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

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