

Dunedin Way, St. Georges, Weston-super-Mare, North Somerset, BS22 7FF

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A well-presented two-bedroom mid-terrace, freehold property, ideally suited to first time buyers, young families or those seeking a turnkey home with no onward chain. The accommodation is thoughtfully arranged over two floors and is centred around an impressive open-plan kitchen, living and dining room, creating a sociable and versatile space for modern day living. The kitchen is fitted with a range of wall and floor units, integrated appliances, a peninsula breakfast bar, while “Karndean” flooring continues throughout the ground floor.

To the first floor are two double bedrooms, both benefiting from built-in storage, alongside a contemporary shower room featuring a walk-in mains-fed waterfall style shower, wash hand basin and WC. The principal bedroom is further enhanced by partly timber-panelled walls and wall lighting, while the second bedroom is currently utilised as a home office, providing flexibility for a variety of needs. A ground floor cloakroom and useful under-stairs storage further complement the accommodation.

Outside, the property benefits from a private and enclosed rear garden, comprising a paved patio, gravelled area and additional patio, providing a pleasant and low-maintenance outdoor space. To the front is a private gravelled garden with a paved pathway leading to the entrance. A shared driveway provides access to a private parking space and a private single leasehold garage, offering valuable off-street parking and additional storage. Please note, the garage is located separately from the main property within a nearby coach house-style building.

The property is situated in the popular and family-friendly area of St Georges, conveniently positioned for a range of local amenities, schools and key travel links. The area provides easy access to everyday facilities while also offering excellent connections for commuters and those looking to explore the surrounding area, making this an appealing location for a variety of buyers.

EPC Rating: C73 | Council Tax Band: B

- **A well-presented, two-bedroom, mid-terrace, freehold property**
- **Benefitting from no onward chain!**
- **Complimented by an open kitchen & living space**
- **Private and enclosed rear garden providing outdoor space**
- **Shared driveway leading to a private leasehold garage presenting essential off-street parking**
- **Well positioned in the family friendly area of St Georges within reach of key travel links, schools & amenities**
- **Ideal for first time buyers or young families seeking a turnkey home**
- **Approximately 777sq ft**









Accommodation

Entrance
On approach to the property you are met with a private front garden laid to gravel with a concrete tiled walkway leading to a UPVC double glazed entrance door.

Hallway
With “Karndean” flooring, a wall mounted consumer unit, doors leading to principal rooms.

Cloakroom
With “Karndean” flooring, low-level WC, wash hand basin over vanity unit with a tiled splashback, radiator, UPVC double glazed window, ceiling light.

Kitchen/Living/Dining Room
A well presented open plan kitchen, living and dining room with “Karndean” flooring, range of wall and floor storage units with worktops and a tiled splashback, integrated freezer, inset one and a half bowl stainless steel sink and drainer, positioned under a UPVC double glazed window, integrated fridge, inset four ring induction hob with an extraction hood over and oven and grill under, integrated slimline dishwasher, space and plumbing for appliances, concealed wall mounted gas fired boiler, radiator, peninsula breakfast bar feature, built-in under stairs storage cupboard, UPVC double glazed window, UPVC double glazed patio doors leading to the private and enclosed rear garden, ceiling spotlights.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing
Landing with timber balustrade and glass panel, timber effect vinyl flooring, roof access hatch, ceiling spotlights, doors leading to first floor rooms.

Bedroom One
A wonderful double bedroom with timber effect vinyl flooring, built-in storage wardrobe with compartments and hanging rails, radiators, UPVC double glazed windows, partly timber panelled walls with wall lights, ceiling spotlights.

Bedroom Two
Double bedroom currently being used as an office with a generous built-in storage wardrobe with hanging rails, radiators, UPVC double glazed windows, ceiling spotlights.

Shower Room
Timber effect vinyl flooring, low level WC, wash hand basin over a floating pedestal, walk-in mains fed waterfall style shower and shower attachment with a glass screen, partly tiled walls, extractor fan, ceiling spotlights.

Outside

Front Garden
On approach the property you are met with a private front garden laid to gravel with a concrete tiled walkway leading to a UPVC double glazed entrance door.

Driveway & Garage
Adjacent to the main property lies a shared driveway with a private parking space further leading to a private single leasehold garage with an up and over entrance door.

Please Note
The garage is separate from the main property and is located nearby in a coach house style building. It is held under a separate leasehold title for 999 years from 1st January 2002, with no ground rent payable.

Rear Garden
A private and enclosed rear garden opening onto a concrete tiled patio presenting an area laid to gravel further leading to an additional concrete tile patio.

Services
Mains water, gas, electric and drainage.

Heating System
Gas central heating.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/a02fcc11e68e4c3daa611fa2d810d667

3D Floor Plan
https://my.giraffe360.com/3dflp/rrlq9gp

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

Access
Public highway.







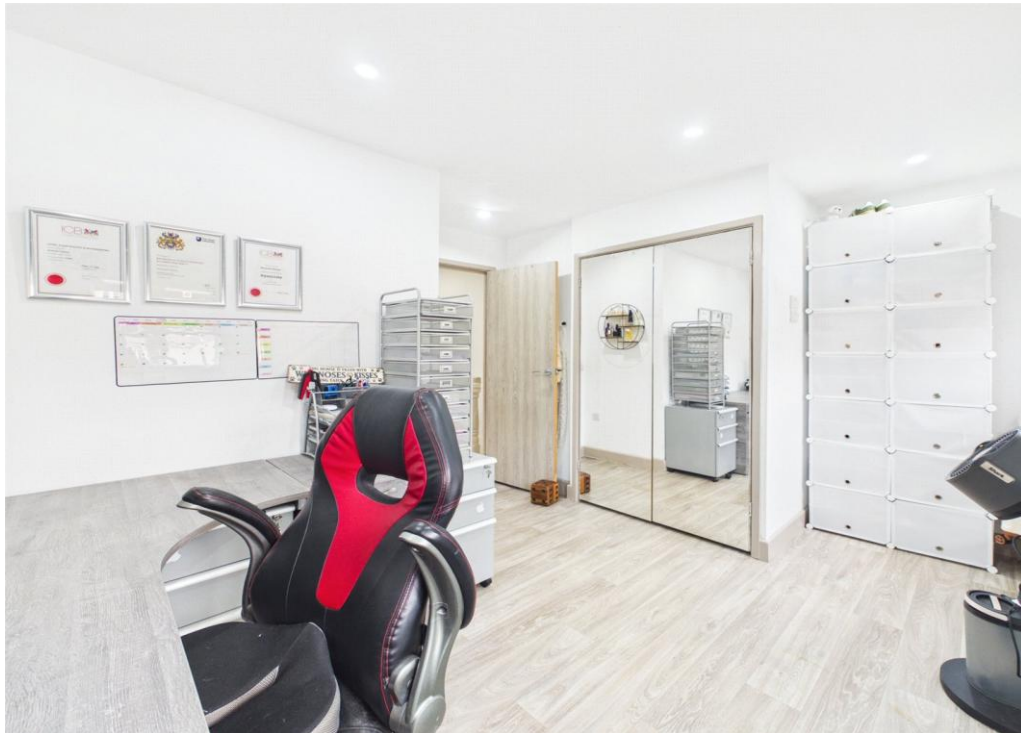


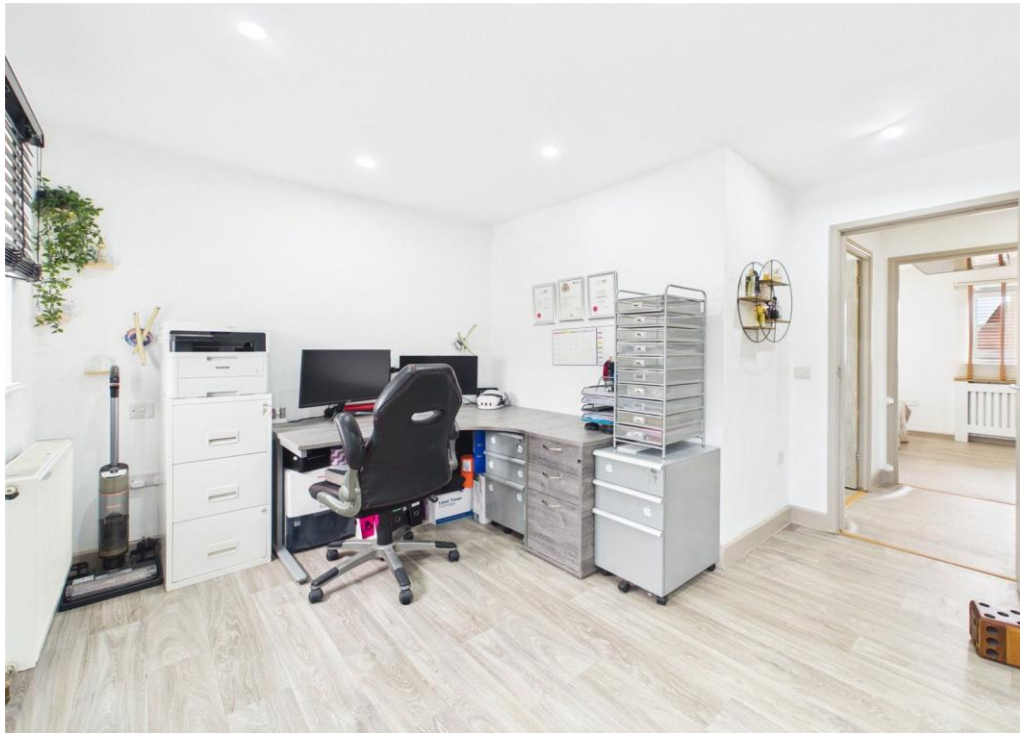














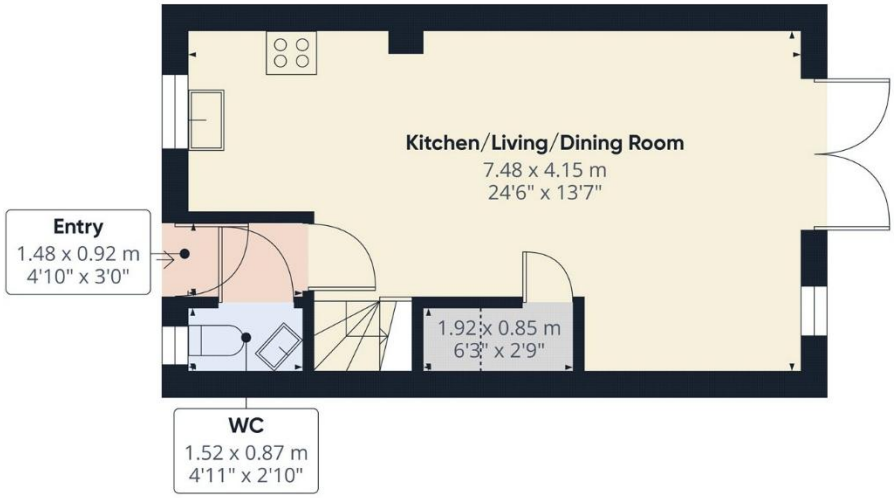


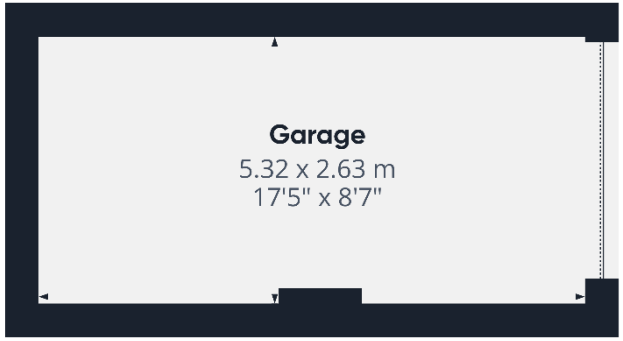












Approximate total area(1)

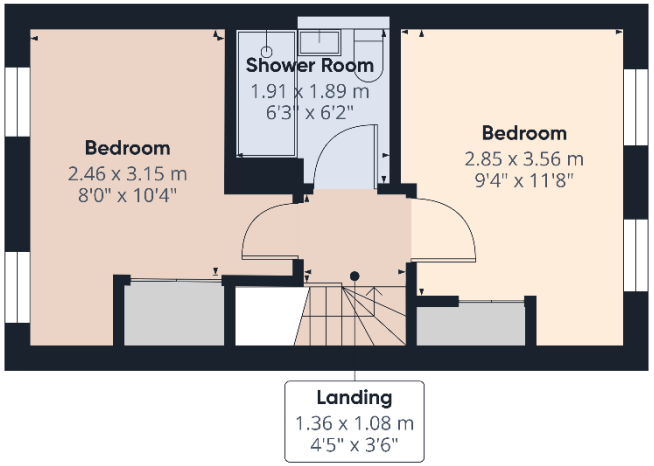
72.1 m²

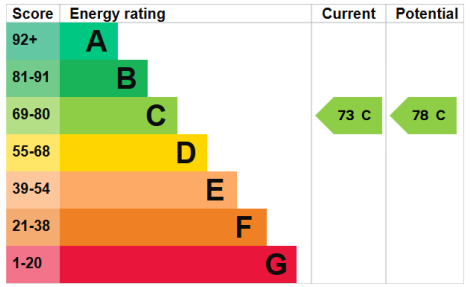
777 ft²

Reduced headroom

0.6 m²

6 ft²





(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

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