



# Rachel Homes

*Estate Agents*

01934 621299  
rachelhomes.co.uk

## OAKTREE PLACE, ST GEORGES, WESTON SUPER MARE, BS22 7RY



- Well Presented Terrace House
- Lounge/Diner
- Bathroom and Downstairs W/C
- No Chain
- Two Double Bedrooms
- Kitchen
- Garage and Parking
- EPC C

### £225,000

Rachel J Homes is thrilled to market this Well Presented Terrace Home ideally situated in the popular location of St Georges, giving easy access to Transport Links via M5, Rail and Bus Routes, Shops, Amenities and Schools. If you are looking for your first home, investment or perhaps downsizing then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, Good Sized Rear Garden, Garage and Parking. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain.. Accompanied viewings - CALL NOW!!



### **Entrance Hall**

Entrance door, laminate flooring, radiator, doors off.

### **Downstairs WC**

UPVC Double glazed window to front, radiator, wash basin, low level W/C, consumer unit, vinyl flooring.



### **Kitchen 8' 8" by 7' 4" (2m 64cm by 2m 24cm)**

UPVC Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over and electric oven under, space for washing machine and fridge freezer, vinyl flooring.



### **Lounge/Diner 16' 3" by 15' 8" (4m 95cm by 4m 78cm)**

UPVC Double glazed window and French doors to rear garden, UPVC Double glazed window to side, laminate flooring, two radiators, T.V point, stairs to first floor.



### **Stairs to First Floor Landing**

UPVC Double glazed window, airing cupboard housing gas boiler, doors off.

### **Bedroom One 12' 5" by 9' 3" (3m 78cm by 2m 82cm)**

UPVC Double glazed window to rear, built in double wardrobe, radiator.

### **Bedroom Two 12' 2" by 8' 4" (3m 71cm by 2m 54cm)**

UPVC Double glazed window to side, built in double wardrobe, radiator.

### **Bathroom**

UPVC Double glazed window, panel bath with shower over, radiator, low level W/C, pedestal wash basin, vinyl flooring.



### **Rear Garden**

Enclosed by fencing, laid to lawn with patio area, side access gate.



## Garage

Up and over door, light and power, parking space in front.

## Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

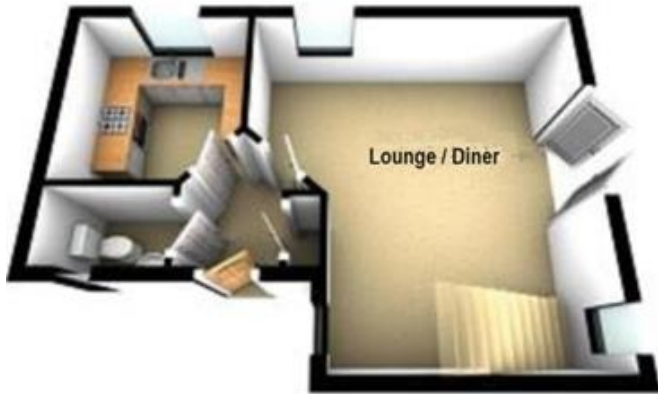


## Additional Information

Council Tax Band B. Approx £1622.59 Per Annum



Ground Floor



First Floor

