



## 48 THE BADGERS

Weston-Super-Mare, BS22 7RF

Price £279,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A wonderfully presented three bedroom semi-detached house situated in the popular St. Georges area and within walking distance to St. Georges Primary and Priory Secondary Schools. The property enjoys private south facing garden, garage and driveway. Presented in excellent order the property would make an ideal first time buy or or home for a young family. The property is ideally placed to take advantage of excellent transport links including then M5 corridor and Worle Parkway Train Station. We highly recommend an internal viewing at the earliest opportunity to avoid disappointment.

## Situation

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Entrance Hall

Double glazed entrance door, radiator, telephone point, stairs to first floor landing and door to Lounge.

## Lounge

14'0" x 12'1" (4.27 x 3.68)

uPVC double glazed window to front, radiator, television & telephone points, understairs storage cupboard and door into Inner Hall. Thermostat.

## Inner Hall

Wood effect laminate flooring and doors to Cloakroom and Kitchen/Diner.

## Cloakroom

White low level WC, pedestal wash hand basin with twin taps and tiled splashbacks, extractor fan, radiator and wood effect laminate flooring.

## Kitchen/Diner

15'3" x 11'4" max (4.65 x 3.45 max)

A range of white gloss wall and floor slow close cupboard and drawer units with rolling edge worktops and tiled splashback. Inset one bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood and electric oven below. integrated fridge/freezer, space and plumbing for washing machine, wall mounted 'Vaillant' gas boiler, uPVC double glazed window to rear, radiator, wood effect laminate flooring and uPVC double glazed French door leading to the rear garden.

## Landing

Cupboard housing hot water tank, radiator, smoke alarm, loft access and doors to Bedrooms and Bathroom.

## Bedroom 1

13'7" max x 8'8" (4.14 max x 2.64)

uPVC double glazed window to rear, radiator, built in wardrobe and door to En-suite.

## En-suite

Fully tiled shower cubicle with 'Mira Select' shower. White low level WC. Pedestal wash hand basin with mixer tap over. Mirrored cupboard. Shaving Point. Radiator. Extractor fan and vinyl flooring.

## Bedroom 2

9'9" x 8'8" (2.97 x 2.64)

uPVC double glazed window to front and radiator.

## Bedroom 3

7'11" x 6'7" (2.41 x 2.01)

uPVC double glazed window to rear and radiator.

## Bathroom

Three piece white suite comprising of panelled bath with twin taps and tiled splashbacks and 'Mira Coda' shower over. Low level WC. Pedestal wash hand basin. Half tiled walls. Radiator. Extractor fan. uPVC frosted double glazed window to front and vinyl flooring.

## Outside

### Rear Garden

A generous size south facing rear garden comprising of patio and lawn areas with shingle borders and fencing boundaries. Entrance door into the garage and side gate leading to the driveway.

### Garage & Driveway

16'6" x 8'3" (5.03 x 2.51)

The garage has an up and over door, power and lighting. A tarmac driveway allowing parking for several vehicles.

### Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

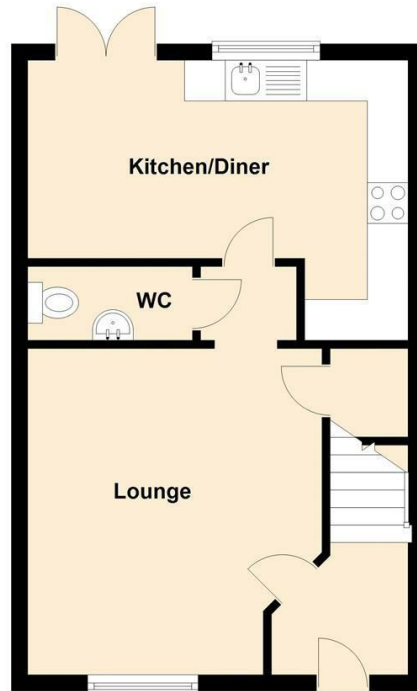
Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).

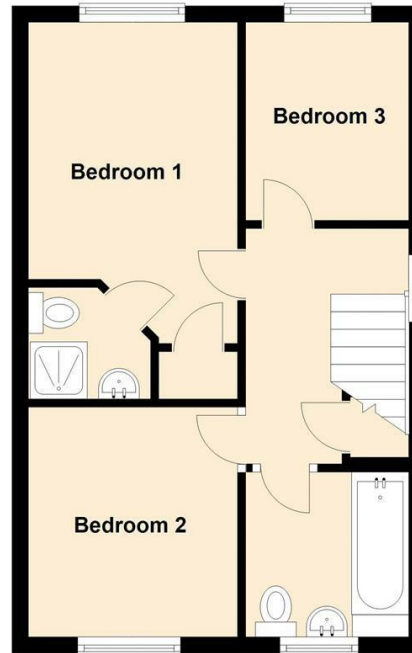
## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



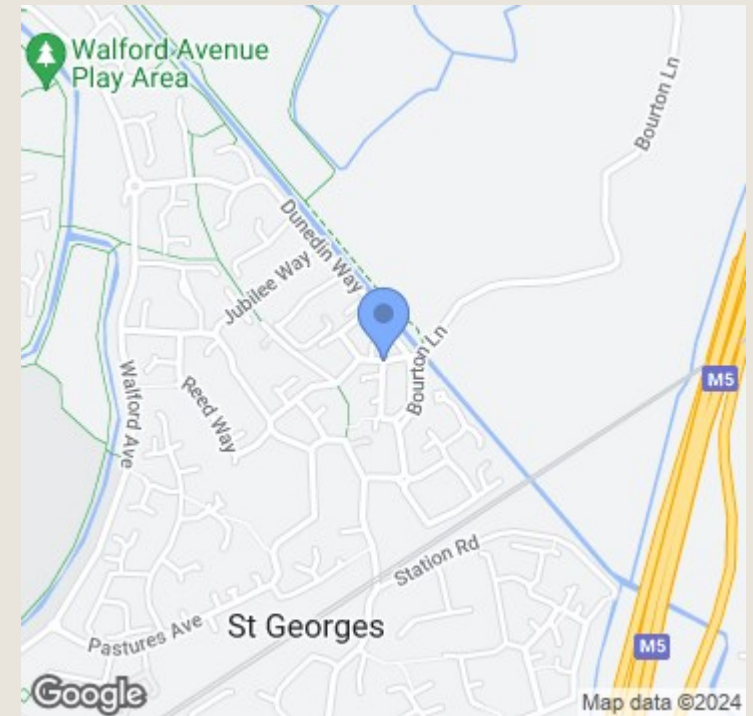
## First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

[worle@mayfairproperties.net](mailto:worle@mayfairproperties.net)

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

