

## 18 RIVERSIDE CLOSE

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### ASKING PRICE OF £269,950

**COOKE & CO**  
*your local property expert*

#### PROPERTY FEATURES

- NO ONWARD CHAIN
- PARKING AND GARAGE
- GENEROUS LIVING SPACE
- THREE BEDROOM HOME
- SOUGHT-AFTER LOCATION
- FREEHOLD PROPERTY

# 18 RIVERSIDE CLOSE



Offered with no onward chain, off-street parking, and a garage, this well-presented three-bedroom semi-detached home is an excellent example of a family property ready to move straight into.

Bright, airy, and in good condition throughout, the property briefly comprises entrance hall, cloakroom with WC, spacious lounge with useful storage cupboard, and a modern style fitted kitchen diner offering ample cupboard and worktop space, as well as access to the rear garden. The layout lends itself well to both everyday family life and entertaining alike.

Upstairs, the galleried landing provides access to two double bedrooms, including a principal bedroom with fitted wardrobe and shower ensuite, a generous single bedroom, and a family bathroom. Each bedroom is well proportioned, creating flexible accommodation suitable for a variety of needs.

Outside, the rear garden is well proportioned and designed for ease of maintenance, being laid primarily to patio and gravel, providing an excellent space to relax, entertain guests, or enjoy al fresco dining throughout the warmer months.

Parking is available directly in front of the garage, which is situated beneath the neighbouring coach house.

An excellent opportunity for first-time buyers, growing families, or anyone seeking a home that combines practical living space with modern convenience, all offered to the market with the added benefit of no onward chain.

## LOCATION

St. Georges is a highly sought-after village on the outskirts of Weston-super-Mare, offering the perfect balance between countryside surroundings and everyday convenience. Popular with families,

professionals, and retirees alike, the village benefits from a welcoming community atmosphere, well-regarded schools, local shops, and a range of amenities close at hand.

Commuters are particularly well served, with easy access to the M5 motorway, nearby rail links, and excellent transport connections to Bristol, Taunton, and beyond. For those who enjoy the outdoors, St. Georges is surrounded by attractive countryside walks and open green spaces, while Weston-super-Mare's seafront, shopping facilities, and leisure attractions are just a short drive away.

Combining village charm with excellent connectivity, St. Georges remains one of the area's most desirable locations to call home.

# 18 RIVERSIDE CLOSE, WESTON-SUPER-MARE, BS22 7RZ

## HALL

## WC

5' 2" x 3' 3" (1.6m x 1.0m)

## LOUNGE

15' 1" x 12' 1" (4.6m x 3.7m)

## KITCHEN/DINER

15' 5" x 8' 2" (4.7m x 2.5m)

## LANDING

## BEDROOM

13' 9" x 8' 2" (4.2m x 2.5m)

## ENSUITE

7' 6" x 3' 11" (2.3m x 1.2m)

## BEDROOM

9' 10" x 8' 2" (3.0m x 2.5m)

## BEDROOM

8' 2" x 7' 2" (2.5m x 2.2m)

## BATHROOM

8' 2" x 4' 11" (2.5m x 1.5m)

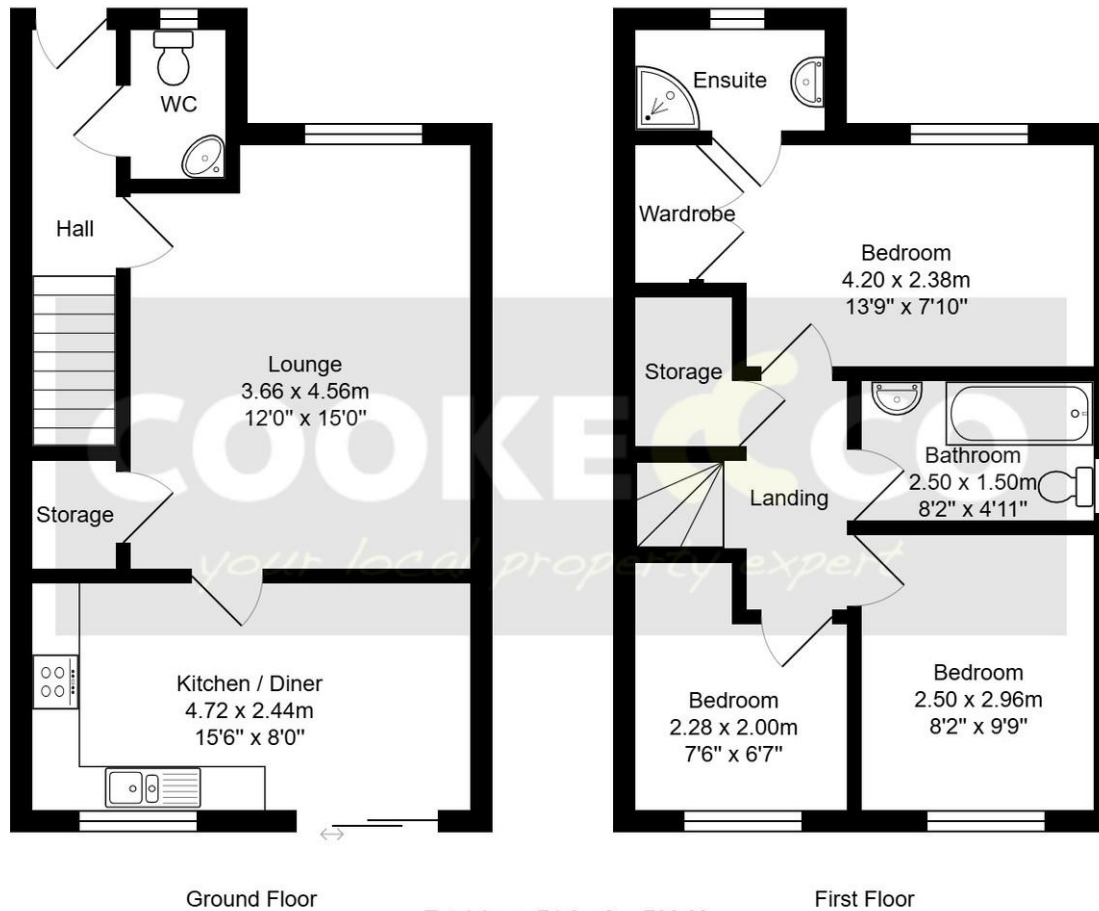


## Council Tax:

Band C

## Local Authority:

North Somerset District Council



All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

