

Oaktree Place, St Georges, Weston-Super-Mare, Somerset. BS22
7RY

£250,000 Freehold
FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled within a quiet cul-de-sac in the highly sought-after St. Georges area, this beautifully presented terraced home offers far more than first impressions suggest. Recently redecorated throughout and offered to the market with no onward chain, this property represents an ideal opportunity for first-time buyers, downsizers, or investors alike.

From the moment you arrive, you'll notice how deceptively spacious this home truly is. Step through the front door into a hallway, which provides access to a convenient cloakroom—perfect for guests—and leads on to the main living accommodation. The lounge offering a comfortable space to relax and unwind, with plenty of room for both seating and dining furniture. The modern fitted kitchen, installed in 2020, features a range of stylish wall and base units, ample worktop space, making it a practical and attractive area for any home cook. From the lounge, double doors open into the conservatory, which enjoys plenty of natural light and provides a seamless connection to the enclosed rear garden. This lovely outdoor space benefits from a westerly aspect, ensuring afternoon and evening sunshine—perfect for al fresco dining, gardening, or simply relaxing after a long day.

Upstairs, the home continues to impress. There are two generous double bedrooms, both tastefully decorated and well-proportioned. The main bedroom has been further enhanced with a brand-new en-suite shower room, finished to a high standard. A modern family bathroom serves the second bedroom and completes the first floor accommodation.

Additional practical benefits include gas central heating (with a new boiler fitted in December 2023), double glazing throughout. Outside, the property features an enclosed rear garden, designed for low maintenance, and a garage, providing both secure parking and extra storage. Located within easy reach of local amenities, shops, and schools, and offering convenient access to transport links including the M5 motorway and Worle Parkway train station, this home perfectly combines modern living with everyday convenience. In summary, this superb property in St. Georges offers modern comfort, stylish presentation, and a fantastic location—a home that truly must be viewed to be fully appreciated.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Terraced house
- 2 double bedrooms
- Conservatory
- Brand new en-suite shower room
- Bathroom and cloakroom
- Garage
- No onward chain
- Recently decorated
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Radiator, doors to the cloakroom and lounge

Cloakroom:

WC, wash hand basin, radiator

Lounge:

4.89m x 3.58m (16' 1" x 11' 9")
Stairs to the first floor, radiator, opening to the kitchen, double doors to the conservatory

Kitchen:

2.53m x 1.61m (8' 4" x 5' 3") Sink unit, floor and wall units, plumbing for washing machine, integrated fridge/freezer, double glazed window, built in oven and hob with extractor hood over

Conservatory

2.59m x 2.36m (8' 6" x 7' 9")
Radiator, double glazed windows, double glazed double door to the garden

First floor landing:

Cupboard housing the boiler, loft access

Bedroom 1:

3.85m x 3.49m (12' 8" x 11' 5") 2 double glazed windows, radiator, door to the en-suite

En-suite shower room:

Shower cubicle, WC, wash hand basin, double glazed window,

Bedroom 2

3.99m x 2.56m (13' 1" x 8' 5")
Radiator, double glazed window, wardrobe

Bathroom:

Bath, wash hand basin, double glazed window, WC

Garage:

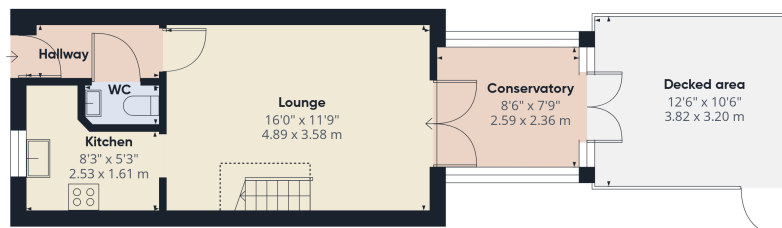
To the side of the property, there is a single garage

Garden:

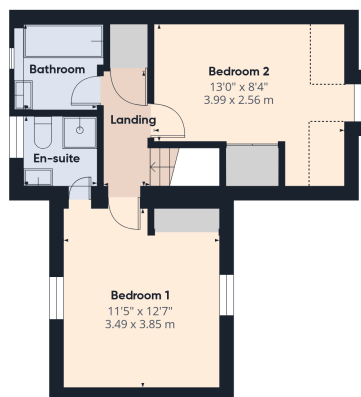
Decked area, artificial grass area, fully enclosed, gate to the side



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽⁷⁾779 ft²72.2 m²

Balconies and terraces

130 ft²12.1 m²

Reduced headroom

34 ft²3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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