

The Burrows, St Georges, Weston-Super-Mare, Somerset. BS22  
7RP

£285,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of St Georges, this lovely three-bedroom end-terrace home is set along the popular residential road of The Burrows and offers an excellent opportunity for families, first-time buyers, or investors alike. With attractive kerb appeal, off-road driveway parking, and the added benefit of a garage, this property combines comfort, convenience, and a desirable setting. Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the main ground floor accommodation. The living room is well proportioned and enjoys plenty of natural light, creating a warm and inviting space ideal for relaxing or entertaining. The kitchen/diner is positioned to the rear of the property and offers ample storage and workspace, along with sufficient room for a dining table, making it a perfect hub for family life. Completing the ground floor is a downstairs cloakroom, adding valuable practicality. To the first floor, the property offers three well-sized bedrooms, each providing flexible accommodation suitable for family living, guests, or home office space. The bedrooms are serviced by a family bathroom, fitted with a modern suite. Externally, the home continues to impress with off-road driveway parking leading to a garage, providing excellent storage or additional parking options. As an end-terrace property, it also benefits from a pleasant position with added privacy compared to mid-terrace homes. The location is a particular highlight, being within close proximity to local amenities, schools, and excellent transport links, making it ideal for commuters and families alike. St Georges remains a popular choice due to its strong community feel and convenient access to surrounding areas.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- End of Terrace House
- Three Bedrooms
- Downstairs Cloakroom
- Garage and Driveway Parking
- Downstairs Cloakroom WC
- Sought After Location and Close to Amenities
- Council Tax Band - C
- Open Plan Kitchen / Dining Room
- UPVC Double Glazing + Gas Central Heating



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Doors to all downstairs rooms including the living room, kitchen/diner and downstairs cloakroom, you also have access to a storage cupboard, radiator.

### Living Room

9' 9" x 16' 0" (2.97m x 4.88m) Two UPVC double glazed windows with side and front aspect, radiator.

### Downstairs Cloakroom

Vanity wash hand basin, low level WC and heated towel rail.

### Kitchen/Dining Room

8' 3" x 15' 11" (2.51m x 4.85m) UPVC double glazed french doors to rear garden, UPVC double glazed windows to rear and front aspects, range of wall and base units inset sink and drainer with mixer taps over, integrated dish washer, integrated gas hob, oven and also microwave. There is space and plumbing for washing machine, space for a fridge freezer and space for a dining table, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 9" x 16' 0" (2.97m x 4.88m) UPVC double glazed windows to side and front aspects, built in wardrobe and radiator.

### Bedroom Two

8' 11" x 8' 11" (2.72m x 2.72m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m) UPVC double glazed window to side aspect, radiator.

### Bathroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin, L shape bath with shower over, heated towel rail.

### Rear Garden

Enclosed rear garden mainly laid to lawn and patio with gated access to front of property.

### Garage and Driveway Parking

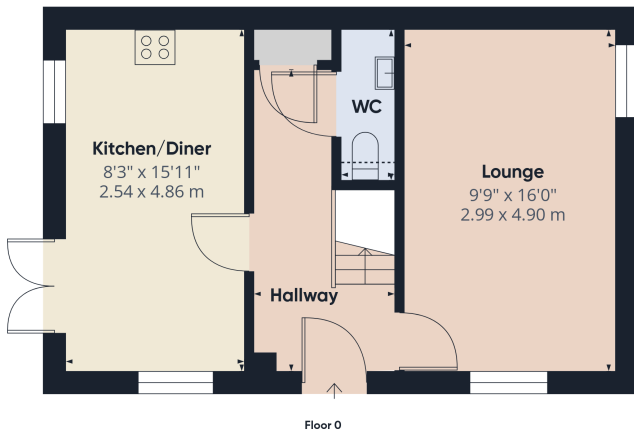
Up and over door onto driveway parking



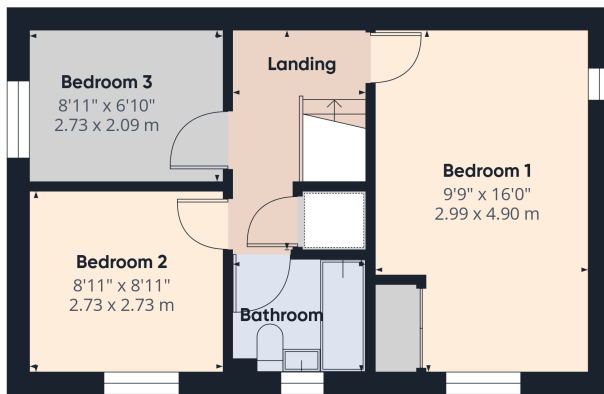




## FLOORPLAN & EPC



## Floor 0



### Floor 1



**HOUSE  
FOX**  
THE FAIRER FEES ESTATE AGENT

Approximate total area<sup>(1)</sup>762 ft<sup>2</sup>70.9 m<sup>2</sup>

Reduced headroom

 $2 \text{ ft}^2$ 0.2 m<sup>2</sup>

(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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