

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

£269,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the highly desirable locale of Weston super Mare, in the serene neighborhood of St Georges, resides this charming three-bedroom semi-detached home on Oaktree Place. Tucked away in a tranquil cul-de-sac, this residence offers not just a house, but a haven of comfort and convenience. Upon arrival, guests are greeted by an inviting entrance hall, setting the tone for the warm ambiance that permeates throughout the home. A convenient downstairs cloakroom ensures practicality right from the start. The ground floor unfolds into a spacious living room, providing an ideal space for relaxation and entertainment. Seamlessly connected is the kitchen/diner, a hub of culinary creativity and convivial gatherings. French doors beckon natural light and lead out to a generously sized rear garden, perfect for al fresco dining or enjoying moments of tranquility amidst nature's embrace. Ascending to the upper level, three well-appointed bedrooms await, each offering its own unique charm and ample space for personalization. A thoughtfully designed bathroom completes this level, catering to both relaxation and rejuvenation needs. Further enhancing the appeal of this residence is the inclusion of a garage and parking, ensuring convenience for modern-day living.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Parking
- Garage
- Cul De Sac Location
- Gas Central Heating
- Close to Amenities



## ROOM DESCRIPTIONS

### Entrance

Patio leading up to UPVC double glazed door opening through to;

### Entrance Hall

Stairs rising to first floor landing, radiator doors to living room and downstairs cloakroom

### Cloakroom

UPVC double glazed obscure window to front aspect, radiator, low level WC, pedestal wash hand basin with mixer taps over

### Living Room

14' 11" x 14' 9" (4.55m x 4.50m) UPVC double glazed windows to front aspect, radiator and door through to;

### Kitchen/Diner

10' 0" x 14' 7" (3.05m x 4.45m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated gas hob with oven under, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dish washer, radiator.

### Stairs to First Floor Landing

### Bedroom

12' 4" x 8' 1" (3.76m x 2.46m) UPVC double glazed window to rear aspect, radiator and built in double wardrobe.

### Bedroom

10' 10" x 8' 5" (3.30m x 2.57m) UPVC double glazed window to front aspect, radiator and built in storage cupboard

### Bedroom

8' 10" x 6' 6" (2.69m x 1.98m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

5' 6" x 6' 0" (1.68m x 1.83m) UPVC double glazed obscure window to front aspect, three piece suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over, heated towel rail.

### Rear Garden

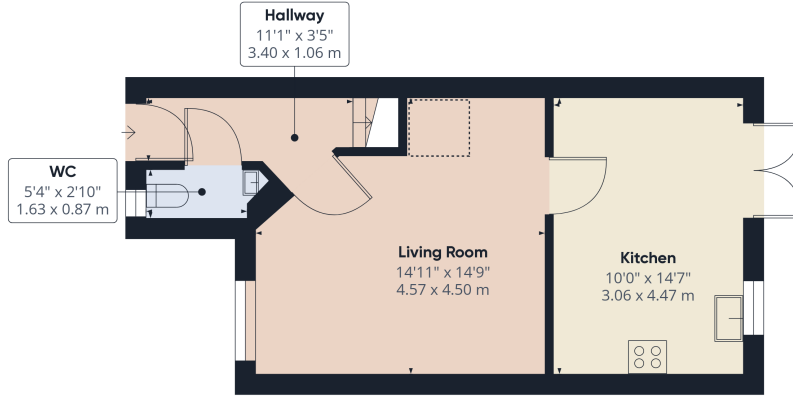
Fully enclosed rear garden mainly laid to lawn with decked areas, gate to front.

### Garage/Parking

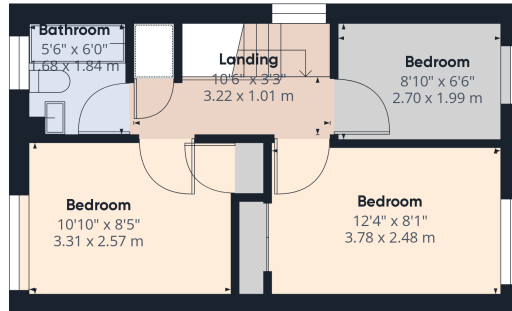
Up and over door allowing access for garage, parking in front.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
748.65 ft<sup>2</sup>  
69.55 m<sup>2</sup>

**Reduced headroom**  
9.64 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

