

**11 The Brambles, St Georges, Weston-Super-Mare, Somerset.
BS22 7SX**

**£300,000 Freehold
FOR SALE**



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... A well-proportioned three-bedroom semi-detached home, ideally situated in the highly sought-after location of St Georges, within the popular residential development of The Brambles. This charming property offers excellent curb appeal and is perfect for families, first-time buyers, or those looking to upsize. Upon entering the home, you are welcomed into a spacious entrance hallway which leads to a light and airy living room — an ideal space for relaxing or entertaining. The ground floor also benefits from a convenient downstairs WC and a generously sized open-plan kitchen/diner to the rear. The kitchen is modern and well-equipped, offering ample worktop and cupboard space, as well as plenty of room for dining and social gatherings, with direct access to the rear garden. Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom is a spacious double and benefits from its own private ensuite shower room. The second and third bedrooms offer flexible accommodation, ideal for children, guests, or a home office. A modern family bathroom completes the upstairs layout. Externally, the property features a private, low-maintenance rear garden — perfect for enjoying the warmer months with minimal upkeep. The garden also offers convenient rear access to the driveway, which provides ample off-road parking and leads to a single garage, offering additional storage or secure parking. Located in a quiet and family-friendly area, this home enjoys close proximity to local schools, shops, parks, and excellent transport links, including easy access to the M5 motorway.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Garage & Gated Driveway
- Sought After Location and Close to Amenities
- Downstairs WC
- En Suite to Main Bedroom
- Kitchen/Dining Room
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance

Main front door opening to

Entrance Hall

Doors to living room, downstairs WC and kitchen/dining room, stairs rising to first floor landing.

Living Room

10' 11" x 17' 7" (3.33m x 5.36m) UPVC double glazed windows to front and side aspects, radiators and space for living room furniture.

Downstairs WC

2' 10" x 5' 1" (0.86m x 1.55m) Low level WC, wash hand basin and radiator.

Dining Room

9' 2" x 9' 4" (2.79m x 2.84m) UPVC double glazed french doors to rear garden, radiator and opening to;

Kitchen

12' 5" x 7' 10" (3.78m x 2.39m) UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, space for fridge/freezer, radiator and storage cupboard.

Stairs Rising to First Floor Landing

Bedroom One

11' 2" x 11' 10" (3.40m x 3.61m) UPVC double glazed windows to rear aspect, storage cupboard, radiator and door to

En Suite

5' 5" x 5' 6" (1.65m x 1.68m) UPVC double glazed obscure window to side aspect, low level WC, shower cubicle with fitted shower, vanity wash hand basin and radiator.

Bedroom Two

9' 7" x 9' 3" (2.92m x 2.82m) UPVC double glazed window to front and rear aspect, radiator and built in storage cupboard.

Bedroom Three

7' 6" x 8' 0" (2.29m x 2.44m) UPVC double glazed window to side aspect, radiator and built in wardrobe

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m) UPVC double glazed obscure window to front aspect, low level Wc, wash hand basin and bath with shower over, radiator.

Rear Garden

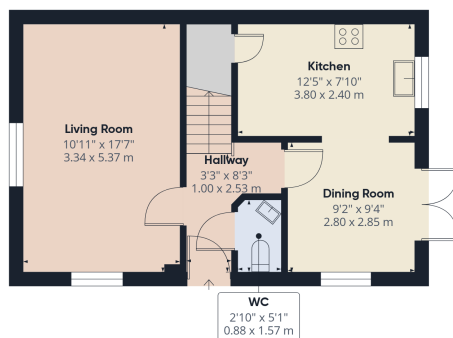
Mainly laid to patio and artificial lawn and access to;

Garage & Driveway

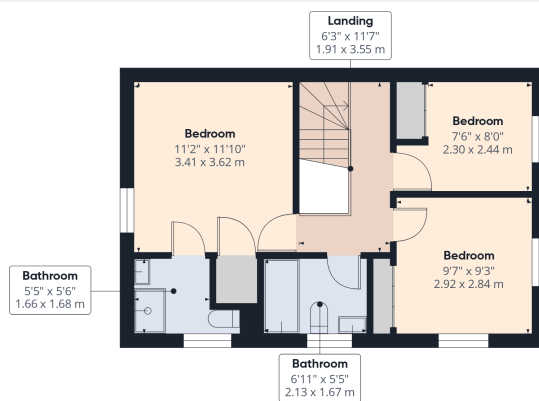
Gated driveway with access to garage which has up and over door



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m
898 ft²
83.4 m²

(1) Excluding balconies and terraces

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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