



## 23 THE BRAMBLES

Weston-Super-Mare, BS22 7SX

Price £269,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* GREAT PLOT & NO ONWARD CHAIN! \* Mayfair Town & Country are delighted to welcome to the market this ideal family home in a popular setting of St. Georges, next to open greenery. Positioned with fantastic access to local schools and transport links, including the M5. Comprising in brief, entrance hall with downstairs cloakroom, kitchen, living room, three bedrooms and family bathroom. Externally enjoying a good size rear garden, garage and off street parking. There is also potential to extend the property or the driveway between the garage and the house (subject to planning permission). We highly recommend a viewing at your earliest opportunity.

## Situation

0.22 miles - The Woolpack Inn  
 0.26 miles - Junction 21 of the M5  
 0.57 miles - North Worle Shopping Centre  
 0.60 miles - Worle Train Station  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: C  
 Tenure: Freehold  
 EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing, radiator and doors to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to front, suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator.

## Kitchen

10'4" x 8'4" (3.15m x 2.54m)

uPVC double glazed window to rear overlooking the garden, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric fan assisted oven with four ring gas hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, radiator.

## Living Room

18'6" x 16'5" max measurements (5.64m x 5.00m max measurements)  
Dual aspect uPVC double glazed window to front and patio doors to the rear opening to the garden, under-stair storage cupboard, radiator and television point.

## Landing

uPVC double glazed window to front, loft access, above stair storage cupboard, airing cupboard housing the gas central heating boiler with storage and doors to;

## Bedroom One

10'11" x 8'4" (3.33m x 2.54m)

uPVC double glazed window to rear, built-in wardrobes and radiator.

## Bedroom Two

8'3" x 9'0" (2.51m x 2.74m)

uPVC double glazed window to rear and radiator.

## Bedroom Three

11'2" x 9'3" max measurements (3.40m x 2.82m max measurements)  
uPVC double glazed window to front and radiator.

## Bathroom

Obscure uPVC double glazed window to front, suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with shower over and tiled surround, radiator and extractor.

## Rear Garden

The rear garden is a generous size and enjoys low maintenance throughout. Mostly laid to decorative stones and paving, making it an ideal entertaining space, enclosed by fencing with a courtesy gate to the driveway and courtesy door to the garage.

## Garage & Driveway

approx 17' x 7'9" (approx 5.18m x 2.36m)

The garage has an up and over door to the front with power and lighting with courtesy door to the garden. Situated to the front of the garage is the driveway allowing for off street parking.

## Area Maintenance Charge

We have been advised this property is FREEHOLD. There is an area charge of roughly £68 per 6 months for the upkeep of the area.

## Agent Note

Please be advised the photo labelled 'Plot' is to be used as a guide of the plot only, and cannot be used as a true representation of the plot and its boundaries.



Total area: approx. 791.6 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 515153**

worle@mayfairproperties.net

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

