



3 THE BRAMBLES, ST. GEORGES

ASKING PRICE OF £275,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- QUALITY MODERN SEMI
- THREE BEDROOMS
- MASTER WITH ENSUITE
- SPACIOUS WELL FITTED KITCHEN
- PRIVATE GARDEN
- GARAGE AND PARKING

3 THE BRAMBLES, WESTON-SUPER-



This attractive three-bedroom semi-detached house occupies a well-established position in the popular St Georges area.

It offers well designed accommodation with features including a spacious L-shape lounge. Exceptionally well-proportioned kitchen with some quality appliances. Enclosed and very private south facing rear garden with garage. Gas central heating and double glazing..

In detail it comprises.

ENTRANCE DOOR

ENTRANCE HALL

with radiator and attractive laminate style flooring.

CLOAKROOM

with low flush WC, wash basin and radiator.

L-SHAPED LOUNGE/DINING ROOM

19' 2 max" x 18' 4 max" (5.84m x 5.59m) which overlooks the rear garden to which there is access through the double glazed French doors. Under stairs cupboard and two radiators.

KITCHEN/BREAKFAST ROOM

10' 3" x 9' 6" (3.12m x 2.9m) A spacious well-appointed kitchen with an extensive range of gloss white built in units with ample working surface areas, inset stainless steel sink unit. Ceramic Bosch hob and oven, integrated dishwasher, plumbing to a washing machine, inset spotlights and a radiator.

FIRST FLOOR

LANDING

with radiator, loft access and a built in cupboard, plus a further cupboard which houses the gas fired boiler.

BEDROOM 1

9' 7" x 8' 8" (2.92m x 2.64m) with a rear garden outlook, radiator and built in wardrobe.

ENSUITE SHOWER ROOM

with tiled shower cubicle, wash basin WC and ladder radiator.

BEDROOM 2

9' 3" x 9' 2" (2.82m x 2.79m) with radiator.

BEDROOM 3

10' x 6' (3.05m x 1.83m) with radiator.

BATHROOM

with white suite comprising a panelled bath, wash basin, WC and radiator.

OUTSIDE

Enclosed driveway to the garage with an up and over door. Side door to an enclosed and very private rear garden laid mainly to patio with pebbled area. Small front section

TENURE

Freehold

3 THE BRAMBLES, WESTON-SUPER-MARE, BS22 7SX



Council Tax:

Band C

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cooke & Co

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements.

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