



## 36 THE BRAMBLES

Weston-Super-Mare, BS22 7SX

Price £575,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMPRESSIVE & EXTENDED DETACHED RESIDENCE \* Mayfair Town & Country are delighted to present to the market this exceptional and beautifully extended family home measuring over 1650 square foot, finished to an outstanding standard and offered in true turnkey condition.

The thoughtfully extended ground floor offers a welcoming entrance hallway with a stylish cloakroom, a versatile study or additional bedroom, and an elegant lounge spanning over 19ft, complete with a striking feature log burner. A superb family room with bi-folding doors seamlessly connects indoor and outdoor living, while the show stopping 23ft kitchen/dining room boasts a bespoke fitted kitchen with integrated 'Bosch' appliances-perfect for both everyday living and entertaining.

Upstairs, the property continues to impress with four generously proportioned double bedrooms, all with wardrobes. The principal bedroom benefits from a beautifully refitted en-suite, complemented by a further en-suite to the second bedroom, alongside a contemporary bathroom featuring a luxurious freestanding bath.

Externally, the home enjoys a sizeable and private rear garden, enhanced by an expansive porcelain-tiled entertaining patio. Additional features include a large detached garage and a gated driveway with the convenience of an electric vehicle charging point.

We highly recommend a viewing at your earlier convenience.

## Situation

0.24 miles - The Woolpack Inn  
 0.37 miles - Junction 21 of the M5  
 0.62 miles - Queensway Shopping Centre  
 0.63 miles - Worle Parkway Train Station  
 0.64 miles - Priory Secondary School  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: B



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

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## Hallway

Updated composite front door opening into the hallway, stairs rising to the first floor landing, radiator, oak engineered flooring and doors to;

## Downstairs Cloakroom

Updated suite comprising low level WC and corner hand wash basin with mixer taps over and tiled surround, towel radiator, extractor and oak engineered flooring.

## Study

uPVC double glazed window to front, telephone point, radiator, oak engineered flooring and temperature control thermostat.

## Lounge

19'11" x 11'2" (6.07m x 3.40m)

uPVC double glazed window to front, feature 'Burley Debdale' log burner, two radiators, oak engineered flooring, wiring in place for compatible 'Dolby Atmos' surround sound speakers (speakers not included in sale), temperature control thermostat, opening to;

## Family Room

11'2" x 10'10" (3.40m x 3.30m)

uPVC double glazed bi-folding doors opening to the garden, creating a perfect indoor/outdoor entertaining space, two remote controlled 'Velux' windows, oak engineered flooring, opening to;

## Kitchen/Dining Room

23'3" x 16'10" max measurements (7.09m x 5.13m max measurements)  
Two uPVC double glazed windows to side, the stunning bespoke kitchen is handmade from Tulip Wood in an attractive Shaker style design, the wall mounted kitchen units are in the colour 'Manor House Grey', while the island is in colour 'Railings'. The worktop is 'Quartz' with an undermount one and half sink with adjacent drainer and mixer tap over with integrated hot tap. 'Bosch' five ring gas hob set into the island, two mid-height 'Bosch'

electric fan assisted ovens PLUS mid-height 'Bosch' combination microwave/oven with plate warmer drawer below. Integrated 'Bosch' dishwasher and washing machines, integrated wine fridge and space for a large fridge/freezer with plumbing for a cold water supply. Concealed consumer unit cleverly hidden behind wall unit, storage cupboard, large space for dining table and chairs, two radiators and oak engineered flooring.

## Landing

Large loft hatch with attached ladder to insulated and boarded loft space, storage cupboard, radiator and doors to;

## Bedroom 1

17'2" x 10'7" (5.23m x 3.23m)

uPVC double glazed window to front, freestanding wardrobes, television point, two radiators, temperature control thermostat and door to;

## En-Suite

Obscure uPVC double glazed window to front, refitted suite comprising low level WC, hand wash basin with mixer tap over, large shower cubicle with mains rainfall shower and separate handheld attachment, tiled surround and flooring, towel radiator, extractor, shaver point and downlights.

## Bedroom 2

11'10" x 10'3" (3.61m x 3.12m)

uPVC double glazed window to rear, built-in wardrobe, radiator and door to;

## En-Suite

Obscure uPVC double glazed window to rear, suite comprising low level WC and hand wash basin set into storage vanity unit with mixer tap over, shower cubicle with electric over over and tiled surround, radiator, extractor and down lights.

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## Bedroom 3

11'5" x 8'10" (3.48m x 2.69m)

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

## Bedroom 4

9'9" x 8'10" (2.97m x 2.69m)

uPVC double glazed window to front, built-in wardrobe and radiator.

## Bathroom

6'7" x 6'11" (2.01m x 1.85m)

Obscure uPVC double glazed window to side, refitted suite comprising low level WC, hand wash basin set into storage vanity unit with wall mounted mixer tap over, large feature freestanding bath with wall mounted mixer tap over, partially tiled walls, oak engineered flooring, shaver point, towel radiator and extractor.

## Garden

Boasting a sunny westerly facing aspect, the rear garden is impressively private. Stepping through the bi-folding doors from the family room onto the Porcelain laid patio area - ideal for entertaining. The remainder of the garden is laid to lawn, outside tap, power socket and enclosed by fencing with courtesy door access to the garage and access to the driveway and front of the house.

## Gated Driveway & Garage

17'11" x 16'4" (5.21m x 4.98m)

Refitted 'Fountain Timber' gates which open onto the driveway providing off street parking for multiple vehicles, electric charger point, access to the garden. The garage has an up and over door to the front, power, lighting and courtesy door to the garden.

## Location

Conveniently situated in St George's, this property benefits from excellent transport connections, including easy access to Junction 21 of the M5, Worle

Parkway railway station, and Worle's bus terminus. The location is also ideally placed for the highly regarded Priory Secondary School, as well as a wide range of local shops and amenities nearby.

## Material Information

We have been advised of the following:

Solar Panels & Heating System - The property owns and benefits from 16 solar panels which generate 4.6KW of energy. The heating system pipework was replaced and a new 'Octopus Energy Cosy 9' heat pump has been installed within the last 12 months.

Area Charge - We have been advised this property is FREEHOLD and there is an annual area charge of £140 for the upkeep of the area.

Electricity - Mains

Gas - Mains for the kitchen hob

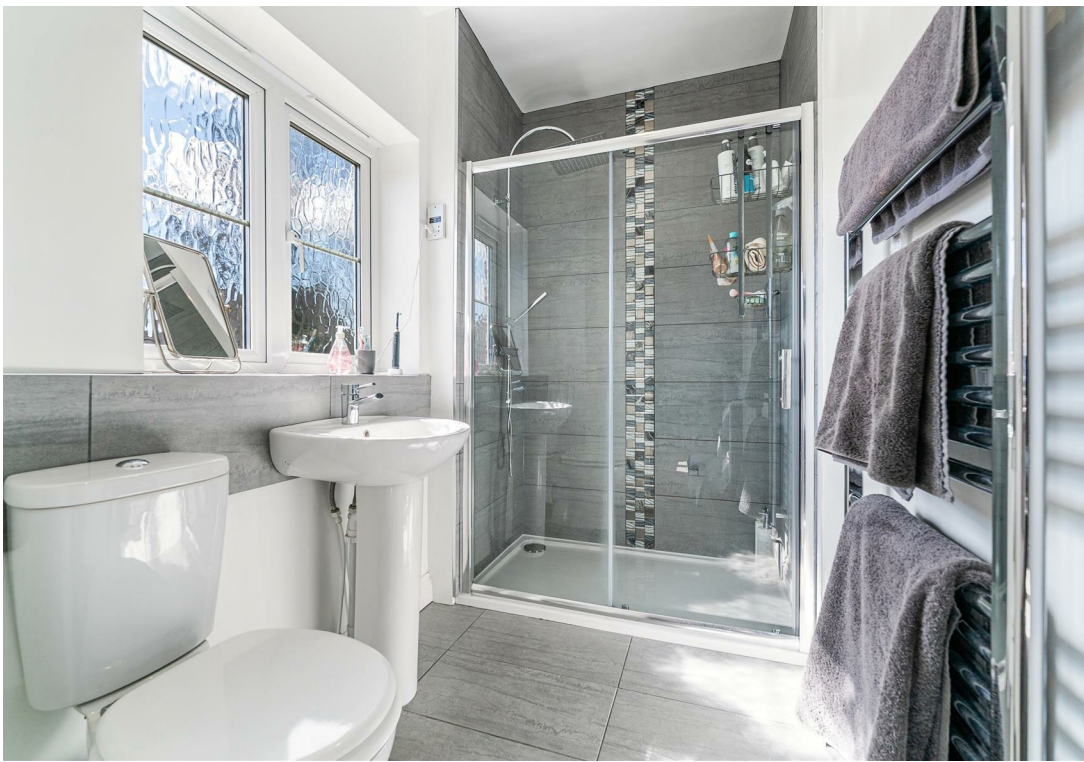
Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

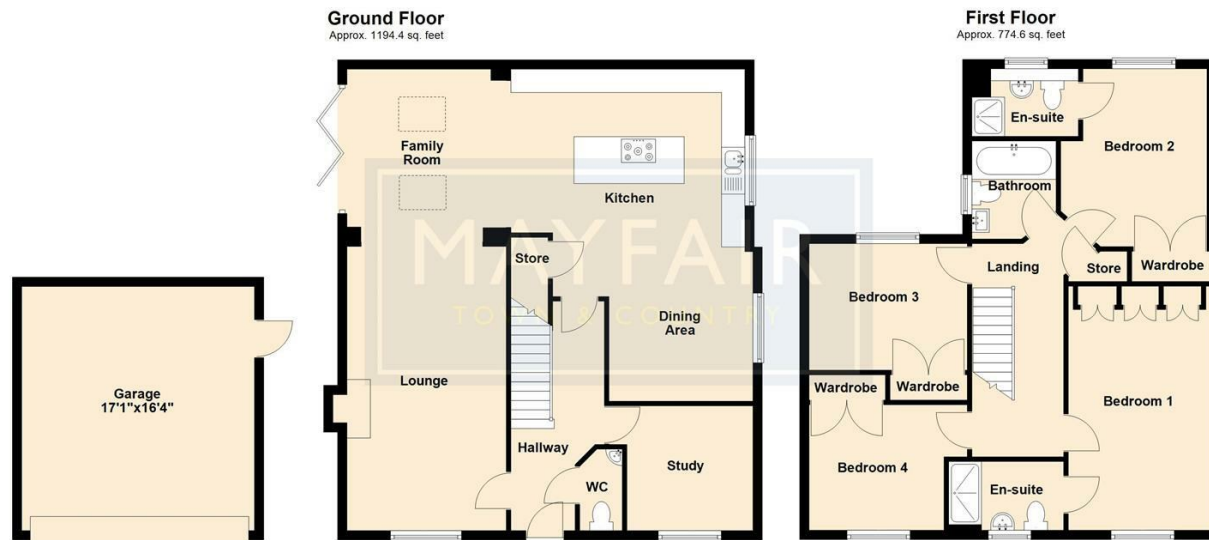
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









Total area: approx. 1969.1 sq. feet

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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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

