

Bishop Path, Locking, Weston-Super-Mare, Somerset. BS24 7NN

£225,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after development of Locking Parklands, this beautifully presented second floor apartment is located in the quiet and desirable road of Bishop Path.

Offering generous living space, two private parking spaces and a fantastic balcony overlooking attractive greenery, this lovely home is perfectly suited to first-time buyers, investors or those looking to downsize without compromise. The property is accessed via a secure communal entrance with intercom system, providing peace of mind and a welcoming approach. A well-maintained staircase leads to the second floor, where you will find the private entrance to the apartment. Upon entering the flat, you are welcomed by a spacious entrance hall which immediately gives a sense of the well-proportioned accommodation on offer. From here, doors lead to all principal rooms, including two bedrooms, the family bathroom, and two useful storage cupboards, ideal for keeping everyday essentials neatly tucked away. The heart of the home is the impressive open plan living area, flooded with natural light and thoughtfully designed to create distinct yet flowing spaces for relaxing, dining and cooking. The modern kitchen is well-appointed and sits comfortably alongside a generous dining area and bright living room, making it a fantastic space for both everyday living and entertaining guests. From the living area, sliding doors open onto a wonderful private balcony, where you can enjoy a peaceful outlook over greenery — perfect for a morning coffee or unwinding at the end of the day. Both bedrooms are well-sized doubles, offering comfortable and versatile accommodation. The bathroom is finished in a contemporary style and conveniently positioned off the main hallway. Externally, the property further benefits from two private parking spaces — a rare and highly desirable feature for apartment living — as well as well-kept Locking Parklands is a popular and family-orientated development known for its open green spaces, pleasant surroundings and strong community feel. The property is ideally positioned close to local amenities, shops and schools, with excellent commuter links nearby, providing easy access to Weston-super-Mare, the M5 motorway and surrounding areas.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Flat with Balcony
- Two Double Bedrooms
- Secure Off Road Parking for Two Cars
- Open Plan Living Area
- UPVC Double Glazing + Gas Central Heating
- Leasehold
- Energy Performance Certificate Rated - B
- Council Tax Band - B
- Close to Local Amenities and Transport Links



ROOM DESCRIPTIONS

Communal Entrance

Secure door entry system opening into communal hall with stairs rising to;

Entrance

Main flat door opening through to;

Entrance Hall

Doors to all rooms, radiator and two storage areas

Bedroom One

10' 10" x 12' 10" (3.30m x 3.91m) UPVC double glazed full length window to side aspect, radiator and built in double wardrobe.

Bedroom Two

8' 11" x 12' 9" (2.72m x 3.89m) UPVC double glazed full length window to side aspect, radiator.

Open Plan Kitchen/Dining Area and Living Room

The kitchen/diner measures approximately 20' 0" x 10' 2" (6.10m x 3.10m) and offers a bright, well-proportioned space ideal for both everyday living and entertaining. There is ample room for a dining table and chairs, making it perfect for family meals or hosting guests. A window to the front aspect allows for plenty of natural light, complemented by a radiator for added comfort. The kitchen itself is fitted with a comprehensive range of wall and base units, providing generous storage, along with an inset sink and drainer with mixer tap over. In addition, the kitchen benefits from a selection of upgraded integrated appliances, creating a sleek and modern finish. From the kitchen, there is access to the living area, which measures 10' 6" x 12' 3" (3.20m x 3.73m). This inviting reception space is enhanced by full-length windows to the side aspect, allowing natural light to flood the room, as well as sliding doors opening onto a private balcony, ideal for enjoying fresh air and outdoor relaxation. The living room also features a radiator, ensuring comfort throughout the year.

Bathroom

5' 6" x 7' 0" (1.68m x 2.13m) Three piece suite comprising low level WC, wash hand basin and bath with shower over, radiator.

Balcony

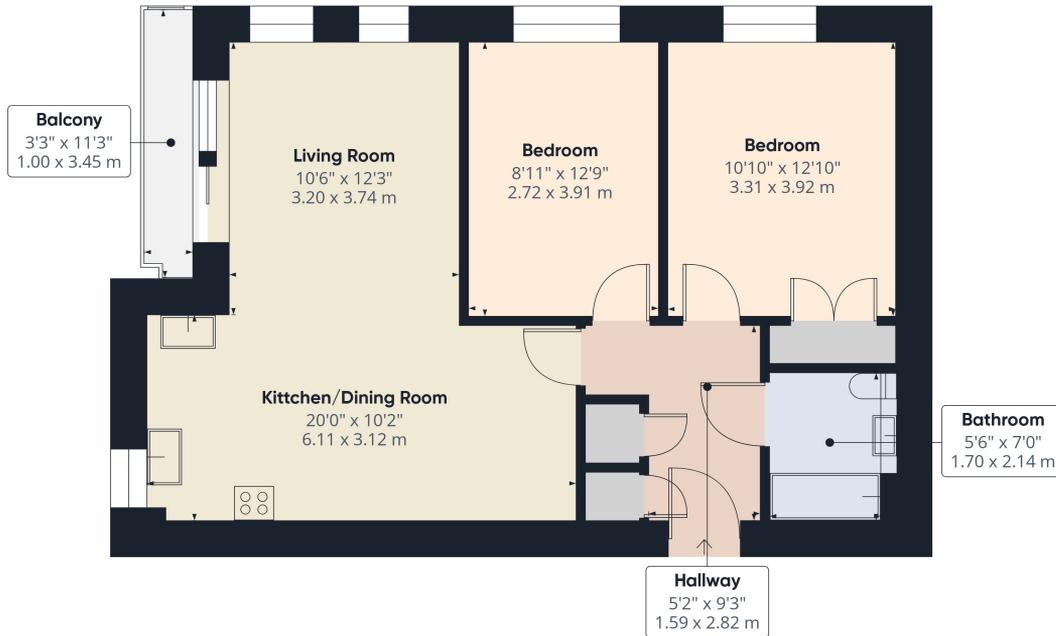
3' 3" x 11' 3" (0.99m x 3.43m) Glass balustrade balcony with views over greenery

Parking

Secure parking for two cars.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
723 ft²
67.2 m²

Balconies and terraces
37 ft²
3.4 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

