

Locking Road, Weston-Super-Mare, Somerset. BS23 3ER

£130,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the popular Locking Road in Weston-super-Mare, this delightful ground floor garden flat is offered to the market with no onward chain, making it an ideal choice for first-time buyers, downsizers, or buy-to-let investors looking for a straightforward move. The property enjoys a convenient position close to a range of local shops, amenities, and excellent transport links, ensuring day-to-day living is both easy and accessible. The flat is accessed via a communal entrance, which leads directly to your own private front door. Upon entering, you are welcomed into a bright and inviting open-plan living space that combines the kitchen and lounge/dining area. This sociable layout makes it perfect for modern living, whether you are relaxing at home or entertaining guests. French doors open out from the living area directly into the rear garden, allowing plenty of natural light to flow through the room and providing a seamless connection between indoor and outdoor living. The kitchen area is fitted with a range of wall and base units, providing ample storage and workspace, as well as integrated appliances and space for further essentials. The flat benefits from a well-proportioned bedroom, offering a peaceful retreat at the end of the day. Completing the accommodation is a modern bathroom, fitted with a three-piece suite including a bath with shower over, wash hand basin, and WC. One of the standout features of this home is the private rear garden, which is accessed directly from the living space. This outdoor area offers scope for seating, entertaining, or simply enjoying some fresh air in your own private setting – a rare and desirable feature for a flat.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Ground Floor Garden Flat
- One Bedroom
- Open Plan Living Room/Kitchen
- Close to Local Amenities and Transport Links
- UPVC Double Glazing + Gas Central Heating
- Leasehold
- No Onward Chain
- EPC C



## ROOM DESCRIPTIONS

### Communal Entrance

Communal door into communal area, main flat door opening into;

### Entrance Hall

From here you have access to the bedroom, bathroom and open plan kitchen/living room

### Kitchen/Living Room

10' 6" x 13' 10" (3.20m x 4.22m) UPVC double glazed french doors opening to rear garden, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven and space for other white goods, radiator.

### Bedroom

10' 8" x 8' 8" (3.25m x 2.64m) UPVC double glazed window to side aspect, radiator.

### Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) UPVC double glazed obscure window to side aspect, three piece suite comprising low level WC, pedestal wash hand basin and bath with shower screen and shower over, heated towel rail.







FLOORPLAN & EPC

