

Woolvers Way, Locking, Weston-Super-Mare, Somerset.  
BS24 7DW

£280,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This great sized semi detached family home is set in the popular area of Locking and offers 3 bedrooms, a generous living room, kitchen with utility and store, 2 parking spaces and a great sized garden. The property is approached via parking to the front and the entrance hall has the stairs to the first floor. The living room is a good sized room and follows through to the kitchen to the rear which offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, spaces for dishwasher, fridge freezer and washing machine, inset stainless steel sink/drainer, a door to the rear garden and also a door to the utility. There are 2 utility areas, both having worktops with wall units and a further door to the front. Upstairs there are 3 bedrooms, with all rooms having a useful built in cupboard, and a bathroom with shower and bath and a separate WC. Outside to the front is parking for 1 and a large grass area (which could be made into more parking) and a further parking space round to the side by the garden gate. To the rear the garden is fenced and laid to lawn with a pathway to a rear patio area for table and chairs and a side gate.

## FEATURES

- Semi detached family home
- Three bedrooms
- Two allocated parking spaces
- Large living room
- Popular location
- Bathroom with bath and shower and separate WC
- Useful utility and store room
- Council Tax Band - B
- EPC - C



## ROOM DESCRIPTIONS

### Living Room

17' 7" x 13' 7" (5.36m x 4.14m) Radiator; Upvc double glazed window to front and rear; door to kitchen

### Kitchen

11' 2" max x 9' 2" max (3.40m x 2.79m) Radiator; Upvc double glazed window and door to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, spaces for dishwasher, fridge freezer and washing machine, inset stainless steel sink/drainer, a door to the rear garden and also a door to the utility.

### Utility 1

8' 0" x 5' 0" (2.44m x 1.52m) Wall and base units with worktops over

### Utility 2

6' 0" x 5' 4" (1.83m x 1.63m) Wall and base units with worktops over; door to front

### Bedroom 1

13' 9" x 10' 6" (4.19m x 3.20m) Radiator; Upvc double glazed window to front; double doors to built in wardrobe

### Bedroom 2

10' 3" x 8' 7" (3.12m x 2.62m) Radiator; Upvc double glazed window to front; built in cupboard

### Bedroom 3

10' 7" x 6' 9" (3.23m x 2.06m) Radiator; Upvc double glazed window to rear; built in cupboard

### Bathroom

8' 7" x 5' 0" (2.62m x 1.52m) Towel Radiator; Upvc double glazed window to rear; white suite of bath, basin and shower

### Separate WC

7' 2" x 2' 4" (2.18m x 0.71 m) White WC and wash basin

### Outside

FRONT - parking for 1 and a large grass area (which could be made into more parking) and a further parking space round to the side by the garden gate.

REAR - To the rear the garden is fenced and laid to lawn with a pathway to a rear patio area for table and chairs and a side gate.

PLEASE NOTE- due to lots of green open space around there is a maintenance fee of £49 per month

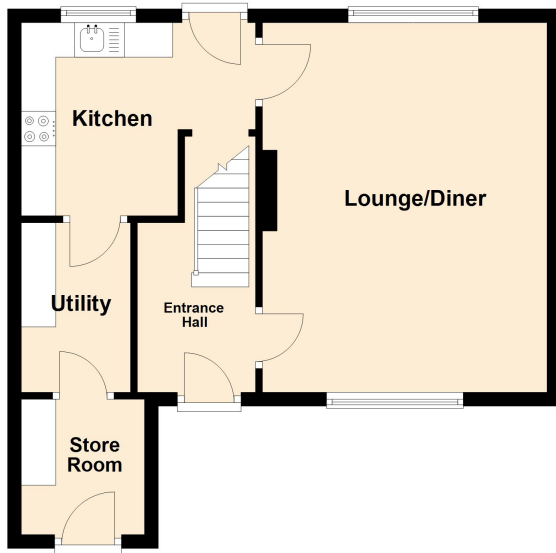




# FLOORPLAN & EPC

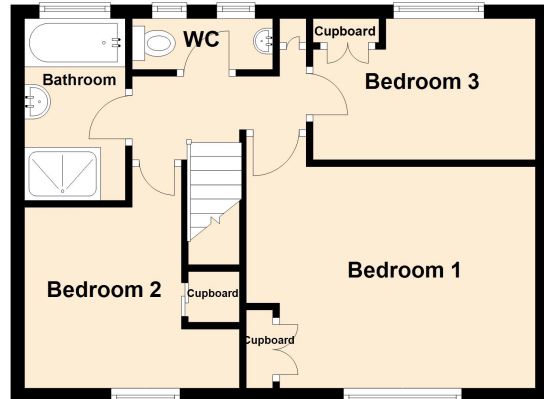
## Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.9 sq. feet)



Total area: approx. 84.3 sq. metres (907.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	