

Guide Price
£269,950
Freehold





Maxwell Road, Locking, Weston-super-Mare, North Somerset BS24 7NZ



Features

- Remainder NHBC Warranty 2033
- Solar Panels With Income
- Two Genuine Double Bedrooms
- Landscaped Low Maintenance Garden
- Raised Decked Entertaining Area
- Driveway Parking For Two
- Modern Kitchen Dining Room
- Built In Bedroom Storage
- Energy Efficient Modern Home
- This property is presented as new

Summary of Property

An immaculately presented two double bedroom home, built approximately three years ago and benefiting from the remainder of its 10 year NHBC warranty until 2033. Positioned on the newer side of this popular development, the property combines modern design, practical layout and enhanced energy efficiency. A key advantage is the installed solar panel system, which not only reduces household electricity costs but also generates an approximate annual income of £400 in addition to the energy used by the occupier. This provides both ongoing savings and a measurable financial return. The loft has been professionally boarded for maximum use.

The ground floor offers a welcoming entrance hall, a stylish cloakroom and a well proportioned lounge with useful under stair storage, creating a comfortable and functional living space. To the rear, the kitchen dining room forms the heart of the home. Fitted with contemporary wall and base units, integrated oven and hob, and ample work surfaces, it provides practical cooking space alongside room for everyday dining. French doors open directly onto the recently landscaped rear garden, enhancing indoor outdoor living. Upstairs, both bedrooms are genuine doubles. The principal bedroom benefits from full height mirrored sliding wardrobes offering excellent built in storage, while the second bedroom also includes fitted storage with mirrored detail. The bathroom is finished in a clean white suite with shower over bath.

Externally, the rear garden has been thoughtfully upgraded to create a stylish, low maintenance outdoor space with paved seating area, raised decked terrace and timber shed. Driveway parking for two vehicles is positioned side by side to the front.

Room Descriptions

Entrance Hall

A bright and welcoming entrance space accessed via composite front door, setting the tone for the property. Radiator, consumer unit and staircase rising to the first floor. Doors lead to the principal ground floor accommodation, creating a practical and well organised layout.

Downstairs Cloakroom

Stylishly finished with a modern white suite comprising low level WC and pedestal wash hand basin with tiled splashback. Radiator and extractor. An essential convenience for guests and everyday living.

Lounge – 4.47m x 2.95m (opening to 3.71m)

A comfortable and well proportioned reception room with front aspect window allowing good natural light. The room easily accommodates a full suite of lounge furniture without feeling restricted. Staircase to first floor with useful under stair storage cupboard, ideal for household items or coats.

Kitchen Dining Room – 4.57m x 3.02m

A modern and sociable space forming the heart of the home. Fitted with a range of contemporary wall and base units with complementary work surfaces, inset stainless steel sink, four ring gas hob with extractor above and electric oven below. Space and plumbing for washing machine and fridge freezer. Ample room for family dining table and chairs. Rear aspect window and French doors open directly onto the landscaped garden, enhancing indoor outdoor living.

Landing

Spacious first floor landing with loft access and doors to bedrooms and bathroom.

Bedroom One – 4.57m x 3.02m

A generous principal double bedroom enjoying a rear aspect outlook. Fitted with full height mirrored sliding wardrobes providing extensive built in storage while reflecting natural light and enhancing the sense of space.

Bedroom Two – 4.57m x 2.44m

A genuine second double bedroom with two windows allowing excellent natural light. Fitted wardrobe incorporating single and half mirrored doors offers practical storage without compromising floor area.

Bathroom – 1.91m x 1.88m

Finished in a clean modern white suite comprising panel bath with mains shower over and tiled surround, pedestal wash basin and low level WC. Obscure glazed window, radiator and extractor fan.

Rear Garden

Recently upgraded and landscaped to create a stylish, low maintenance outdoor space. Immediately adjoining the property is a paved seating area, leading to a raised decked terrace ideal for entertaining. Decorative stone finish with inset stepping stones and a substantial timber shed. Fully enclosed with fencing and brick walling, plus gated side access.

Driveway

Located to the front of the property, providing two side by side off street parking spaces for added convenience.

Location

The property is situated on the newer phase of this well regarded modern development, popular with families, professionals and first time buyers alike. The area offers a well planned residential environment with green open spaces and pedestrian pathways, creating a safe and community focused setting.

A primary school and secondary school are located within easy reach, making the property particularly attractive for families. Everyday amenities, supermarkets and leisure facilities are all accessible within a short drive, while larger retail and employment centres are conveniently positioned nearby.

For commuters, the location provides excellent access to the M5 motorway, offering straightforward routes north towards Bristol and south towards Exeter. Mainline rail links are also available within the wider area, providing connections to regional and national destinations.

The combination of modern housing, practical infrastructure and strong transport links makes this a highly convenient yet comfortable place to live, appealing to buyers seeking both lifestyle and accessibility.

Agents Notes

We have been advised this property is FREEHOLD and there is an annual maintenance charge of roughly £182 per annum for the up keep of the area.

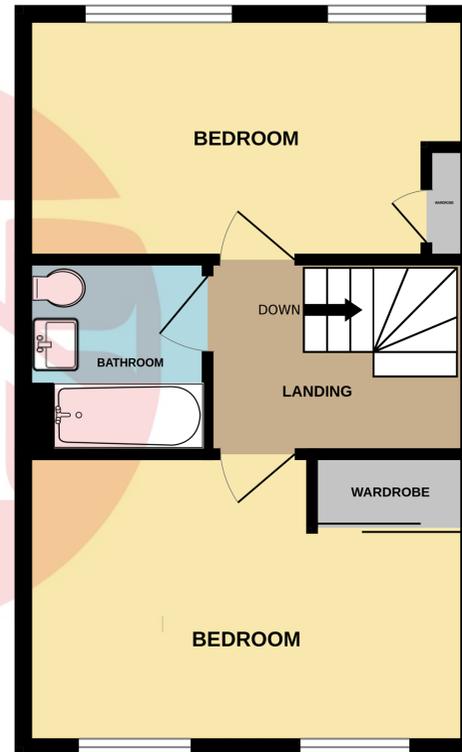
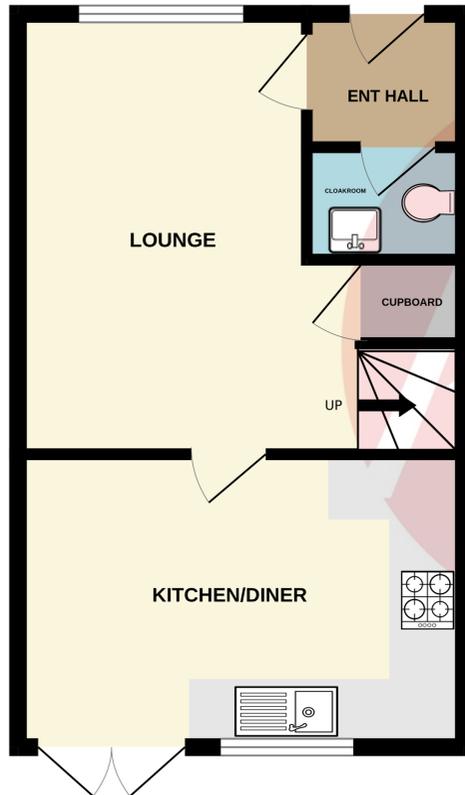


Floorplan

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Building Safety

Non Reported

Mobile Signal

No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Coalfield or Mining

Non Reported

Council Tax: Band B

Council Tax: Rate 1685.52

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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