

Rowan Place, Locking Castle, Weston-Super-Mare, Somerset.

BS24 7RQ

£215,000 Leasehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A semi-detached house within walking distance of the Morrisons shopping centre, with an array of shops that include, Boots, Matalan, Costa Coffee, Subway, Fish and chip shop, Miller & Carter, plus very easy access to the M5 motorway and Worle High Street.

The house comprises hallway, lounge, kitchen/diner, 3 bedrooms, bathroom, plus gas central heating, double glazing, garden, garage with parking available in front.

So if you're looking for a well priced 3 bedroom house, want a garage, need to be shops, then look no further and call House Fox Estate Agents

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- AMAZING VALUE
- Semi-detached house
- 3 bedrooms
- Garage with parking in front
- kitchen/diner
- Close to shops
- Gas central heating
- EPC-D



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Stairs to the first floor, door to the lounge

### **Lounge:**

16' 0" x 10' 5" (4.88m x 3.17m) Good size, bright and airy centered around the modern fireplace with electric insert fire, radiator, double glazed window to front, door to:

### **Kitchen/diner:**

13' 6" x 8' 8" (4.11 m x 2.64m) Great for entertaining, whether friends round for dinner or bbq with the French doors opening onto the garden. Fitted with a range of floor and wall units, work surface over, inset hob, electric oven under, space for fridge freezer, plumbing for washing machine, large pantry, wood effect laminate floor, tiling to splash backs, boiler, double glazed window to rear, Radiator, French doors opening onto garden.

### **Landing:**

Access to the loft

### **Bedroom 1:**

13' 6" x 8' 10" (4.11m x 2.69m) Good sized double, recess for wardrobe, two double glazed windows to front, radiator

### **Bedroom 2:**

10' 4" x 7' 1" (3.15m x 2.16m) Radiator, double glazed window

### **Bedroom 3:**

7' 8" x 6' 10" (2.34m x 2.08m) Radiator, double glazed window

### **Bathroom:**

Fitted with a modern white suite with shower over bath, pedestal wash hand basin, low level WC, tiling to splash back areas, extractor fan, wood laminate effect flooring.

### **Garden:**

A good size for this genre of property, low maintenance for the busy workers. Laid to stone chipping with area of patio to rear of house and decked area to rear of garden. Walled surround so no fence panels to maintain, pedestrian gate to side that leads to the communal court yard area where the garage and parking are located

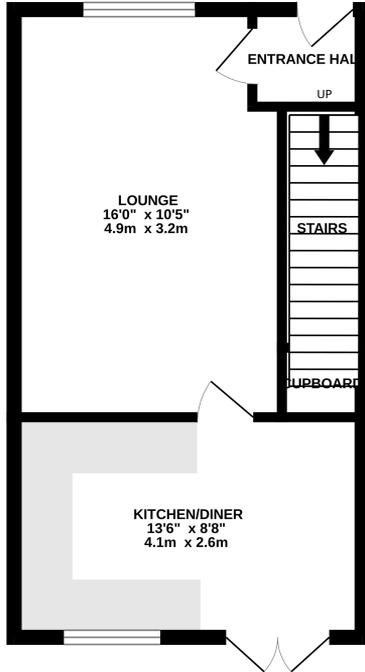
### **Garage & parking:**

Located at the side of the property under the adjacent coach house. Up and over door with parking in front.

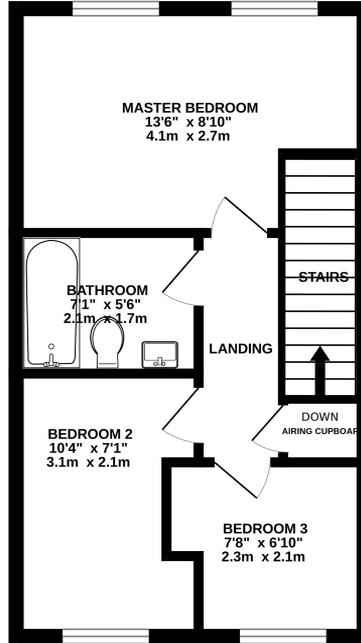


# FLOORPLAN & EPC

GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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