

Campion Close, Locking Castle, Weston-Super-Mare, Somerset.  
BS22 8QJ

£137,000 Leasehold

FOR SALE



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after area of Locking Castle located on Campion Close, this beautifully presented one-bedroom top floor flat offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Situated within a well-maintained development, the property benefits from allocated off-road parking and a secure entry system, providing peace of mind and convenience in a quiet yet well-connected location. Upon entering the building, a secure communal door leads to the shared hallway with stairs rising to the second floor, where you'll find access to the flat itself. Inside, you are greeted by a welcoming entrance hallway with doors leading to all principal rooms. The spacious double bedroom offers a comfortable and relaxing space, complete with ample room for wardrobes and storage. The modern bathroom features a white suite comprising a panelled bath with shower over, wash basin, and WC, finished with contemporary tiling. At the heart of the home is the bright and airy open-plan living area, combining the living room and kitchen to create a versatile and sociable space. The dual-aspect windows fill the room with natural light, giving it a lovely open feel throughout the day. The kitchen area is fitted with a range of wall and base units, offering good storage and workspace, alongside space for essential appliances. Externally, the property benefits from allocated parking and well-kept communal areas, contributing to a pleasant environment for residents. The location is another major advantage, Tesco Express and other local shops are just a short walk away, making everyday errands quick and convenient. Excellent transport links are close by, including easy access to the M5 motorway, local bus routes, and Weston Milton train station, providing great connectivity to surrounding areas and beyond

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Top Floor Flat
- Good Size Double Bedroom
- Allocated Parking
- Close to Local Amenities and Transport Links
- Open Plan Living Area
- Secure Door Entry System
- Electric Heating
- EPC - D
- Council Tax Band - A



## ROOM DESCRIPTIONS

### Communal Entrance

Main entrance leading into communal hall with stairs rising to second floor, from here you have your flat door which will open into;

### Entrance Hall

Access to all rooms, wall mounted heater, secure entry phone system.

### Living room/Kitchen

16' 10" x 10' 5" (5.13m x 3.17m) UPVC double glazed windows to side and rear aspects, range of wall and base units inset sink and drainer with mixer taps over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, integrated hob and oven with extractor fan over. Into the living room you have space for furniture and also you currently have a wall mounted radiator.

### Bedroom One

8' 1" x 9' 9" (2.46m x 2.97m) UPVC double glazed window to rear aspect, space for bedroom furniture.

### Bathroom

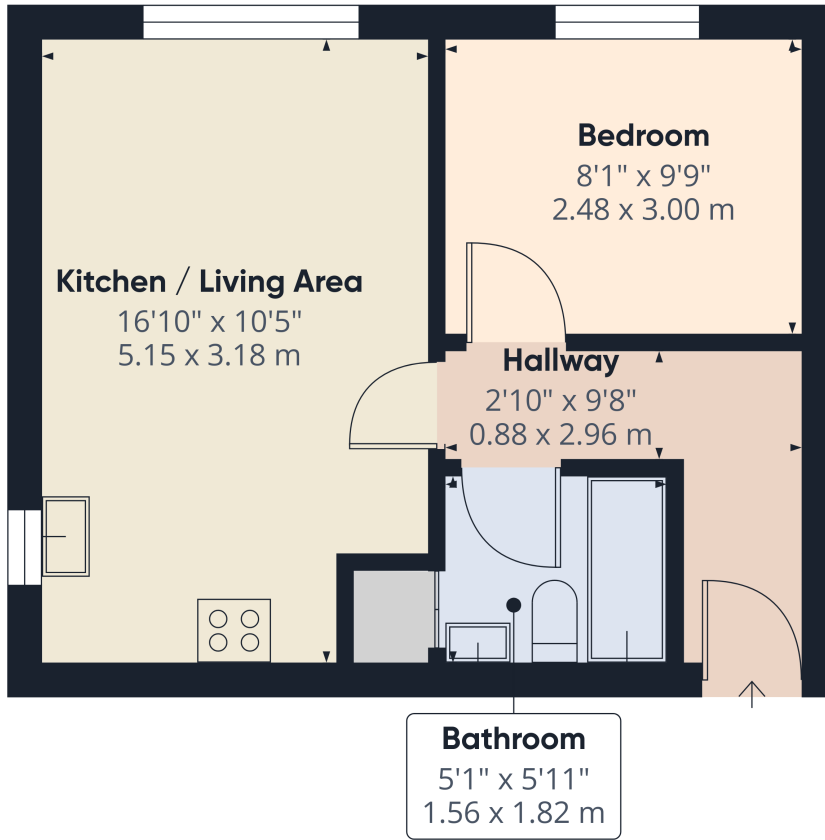
5' 1" x 5' 11" (1.55m x 1.80m) Low level WC, wash hand basin and panelled bath with shower over, storage cupboard housing boiler.

### Parking

Allocated parking for one car



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
338 ft<sup>2</sup>  
31.5 m<sup>2</sup>

(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.

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