

Cruikshank Grove, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7NL

£265,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Welcome to this superb two-bedroom semi-detached home, beautifully maintained and situated in the highly sought-after development of Locking Parklands.

This property offers an excellent blend of modern living, energy efficiency, and a fantastic space to entertain. Upon entering, you are greeted by a hallway leading to a convenient cloakroom and a spacious lounge, perfect for relaxing with family and friends. The heart of the home is the stylish kitchen/diner, complete with integrated appliances and double doors that open out to the south-facing garden — an ideal space for outdoor gatherings. Upstairs, you will find two generous double bedrooms and a modern family bathroom.

The property benefits from gas central heating, double glazing, and energy-efficient solar panels, helping to keep energy costs down. Externally, the property offers two allocated parking spaces, which is equipped with an EV charger, providing convenience for electric vehicle owners. The south-facing garden is perfect for enjoying sunshine throughout the day and having those friends over for a barbeque and drinks.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached home
- 2 double bedrooms
- Modern bathroom and cloakroom
- South facing rear garden
- 2 parking spaces with EV Charger
- Kitchen/diner with built in appliances
- Solar panels
- Highly sought after location
- EPC-A



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Doors to the living room and cloakroom

Cloakroom:

WC, wash hand basin, radiator

Living room:

4.45m x 2.94m (14' 7" x 9' 8")

Double glazed window, radiator, stairs to the first floor, cupboard, door to the kitchen/diner

Kitchen/diner:

4.52m x 2.52m (14' 10" x 8' 3") Sink unit, modern floor and wall units, integrated dishwasher, fridge, freezer, washing machine. Boiler, double glazed window, built in oven and hob, double doors to the garden.

First floor landing:

Loft access

Bedroom 1:

4.50m x 2.55m (14' 9" x 8' 4")

Wardrobe, 2 double glazed windows, radiator.

Bedroom 2:

4.51m x 2.45m (14' 10" x 8' 0")

Radiator, 2 double glazed windows

Bathroom:

Bath with shower over, shower screen, WC, wash hand basin, heated towel rail, double glazed window

Parking:

There are 2 allocated spaces to the side of the house. (please note, there is an EV charger, which has just been installed in 2025, seller would like £500 for it)

Rear garden:

A South facing aspect, with a nice size patio area, a artificial grass area, outside tap, rear gate giving access to the parking spaces

Management fee;

The fee is approximately £200 a year, to help upkeep the communal areas on the development



FLOORPLAN & EPC

