

**Manser Road, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7LY**

£264,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This great sized semi detached house is set in the popular Locking Parklands area and offers 2 double bedrooms, 2 allocated parking, lovely kitchen diner and a good sized rear garden. The property has a small front area and the entrance hall has a cloakroom with a white suite of WC and wash basin. The living room has a bay window to the front and the stairs to the first floor and follows through to the kitchen diner to the rear where the kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and french doors out to the rear garden. To the upstairs there are 2 double bedrooms with bed 1 having a built in double wardrobe. The family bathroom is a white suite of WC, wash basin and bath with shower over and glass screen. To the outside rear the garden is a good size with a central artificial lawn area and patio areas directly to the rear and also at the top of the garden for table and chairs and also a side gate out to the pavement. Please note the property is freehold but we have been informed there is a maintenance fee of £80 per quarter (so £320 annually) to look after the green/open areas. The solar panels are owned by the house.

FEATURES

- Semi Detached Modern House
- Two bedrooms
- Two allocated parking spaces
- Cloakroom & Entrance Hall
- Good sized rear garden
- Remainder of NHBC guarantee (5 years)
- Freehold
- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- EPC - B
- Council Tax - Band B



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Cloakroom with white suite of WC and wash basin.

Living Room

15' 4" x 10' 6" (4.67m x 3.20m)
Radiator; Upvc double glazed bay window to front

Kitchen Diner

15' 8" x 8' 5" (4.78m x 2.57m)
Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and french doors out to the rear garden

Bedroom 1

Radiator; 2 Upvc double glazed window to rear; built in double wardrobe

Bedroom 2

Radiator; 2 Upvc double glazed window to front

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)
Towel Radiator; White suite of WC, wash basin and bath with shower over and glass screen. .

Outside

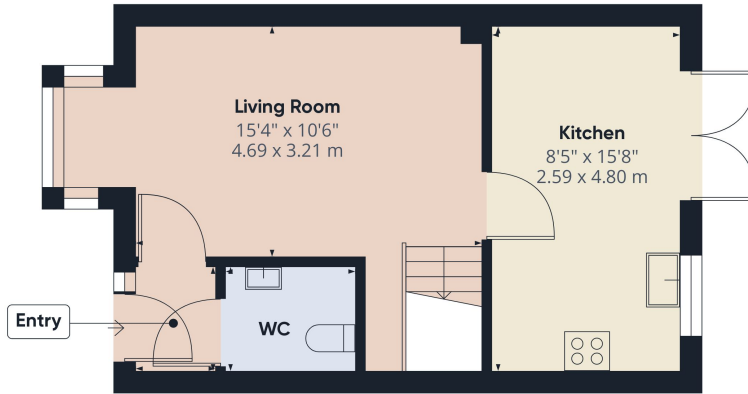
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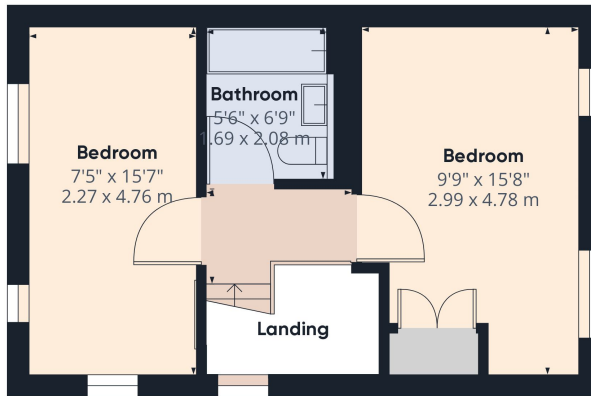
SOLAR PANELS are owned by the house



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area¹⁾
738.33 ft²
68.59 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

