

Garland Avenue, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7JQ

£261,500 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[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.....an exceptional two-bedroom end-of-terrace property with a larger than average garden and featuring its own three car length driveway to the side & located within the highly sought-after Locking Parklands development on the outskirts of Weston-super-Mare.

This property boasts generous living space, with the accommodation briefly comprising a hallway, cloakroom, living room, kitchen and on the first floor: two double bedrooms and a family bathroom.

To the rear a fully enclosed 'L' shape garden which is larger than average with the added benefit of a gate leading to driveway parking area suitable for three vehicles.

Situated amidst abundant parkland, with convenient access to a children's play area, the property also benefits from solar panels & is highly energy efficient with an EPC rating of 'B'.

This super home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all it has to offer.

NB: Our vendors have had an architect design a rear extension for the property which can be made available to view.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Modern End of Terrace House
- Two Double Bedrooms
- Excellent Decorations + Finishings
- Cloakroom & Bathroom
- Larger 'L' shape Garden than Average
- Driveway for Three Vehicles
- Solar Panels
- EPC B
- Council Tax - Band B



## ROOM DESCRIPTIONS

### Ground Floor

Hall - Entrance door, radiator, LVT wood effect flooring, stairs rising to first floor landing, door to:

Cloakroom - Two piece suite with low level WC, wash hand basin, radiator, LVT flooring.

Kitchen - Double glazed window to front, radiator, tile effect LVT flooring, fitted with a range of gloss white wall and base units with worktop space over, one & quarter stainless steel sink & drainer unit with mixer taps, underlighting, integrated Electrolux dishwasher and fridge/freezer, built-in double Electrolux oven and hob with extractor over, plumbing for washing machine.

Living Room - Double glazed window to rear and double glazed patio doors to garden. two radiators, useful under-stairs built-in storage cupboard. Luxury wood effect LVT flooring.

### First Floor

Landing - Access to loft space, radiator, doors to all rooms:

Bedroom 1 - Front facing - Two full height double glazed windows, radiator, built-in airing cupboard housing Ideal gas combination boiler plus triple mirrored sliding door wardrobe.

Bedroom 2 - Rear - Two double glazed windows, radiator.

Bathroom - Panelled bath with mains operated shower over and glass screen, low level WC with concealed flush and wash hand basin, tiled surround, tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan.

### Outside & Driveway

The 'L' shaped rear garden is a good size and certainly larger than average with a useful gate to the driveway.

Paved patio to immediate rear of the property with paved path leading to a secondary patio area. garden Shed. Outside lights. Clothes line.

To the right hand side of the property is a three car length private driveway with gate to garden at the rear. A very useful addition to the property, allowing the option to add an electric car charger or a temporary structure for storage including motorcycles (with appropriate permissions where required).

### Disclaimer & Room Measurements

All approximate room measurements are shown on the attached floorplan.

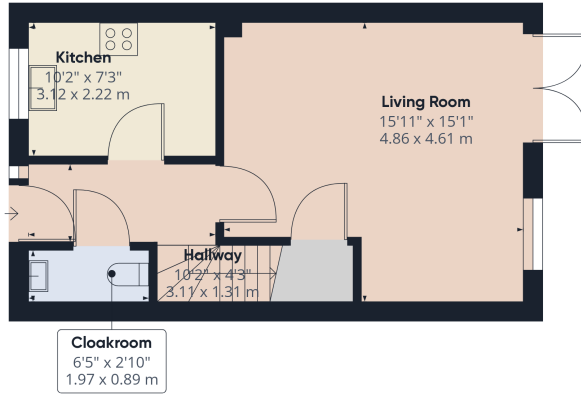
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



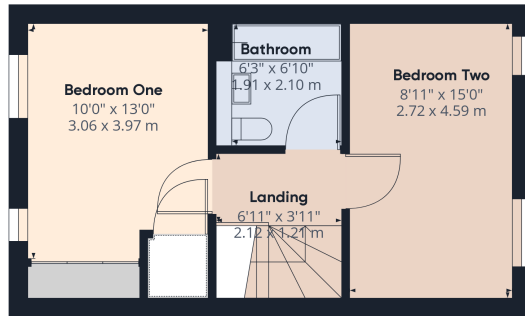




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
756.08 ft<sup>2</sup>  
70.24 m<sup>2</sup>

(1) 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

