

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

£275,000 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 PRESENT... Welcome to this beautiful two-bedroom end terrace house located on the desirable Garland Avenue, within the highly sought-after Locking Parklands development. This property offers the perfect blend of modern living and convenience, finished to the highest standard, and ready to welcome its new owners. Upon arrival, you are greeted by a spacious entrance hall that sets the tone for the rest of this delightful home. The ground floor features a convenient downstairs cloakroom, ideal for guests and everyday use.

The bright and airy living room provides a comfortable space for relaxation and entertainment, seamlessly flowing into the well-appointed kitchen/diner. This open-plan area is perfect for family meals and gatherings, with direct access to the beautifully maintained garden, ideal for outdoor activities and alfresco dining. Upstairs, the property boasts two generous double bedrooms, each offering ample space for furnishings and personal touches. The stylish shower room is designed with modern fittings and a sleek finish, providing a luxurious space to unwind and refresh. Additionally, this property benefits from two off-road parking spaces, ensuring convenience and security for vehicle owners. The location of Locking Parklands offers a fantastic community atmosphere with excellent local amenities, green spaces, and easy access to transport links.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful End Terrace House
- Two Double Bedrooms
- Two Parking Spaces
- Sought After Location
- Gas Central Heating
- Freehold
- Council Tax Band - B
- Solar Panels
- UPVC Double Glazing



## ROOM DESCRIPTIONS

### Entrance

Pathway leading to double glazed door opening into;

### Entrance Hall

Doors to cloakroom and living room, radiator.

### Downstairs Cloakroom

Low level WC, vanity wash hand basin, radiator.

### Living Room

16' 0" x 10' 8" (4.88m x 3.25m) UPVC double glazed bay window to front aspect, radiator, under stair storage cupboard, stairs rising to first floor landing.

### Kitchen/Diner

8' 0" x 15' 9" (2.44m x 4.80m) UPVC double glazed french doors opening to rear garden, UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob, integrated eye level oven and microwave, integrated fridge/freezer, integrated washing machine.

### Bedroom One

10' 0" x 15' 7" (3.05m x 4.75m) UPVC double glazed windows to rear aspect, radiator and built in wardrobes.

### Bedroom Two

8' 0" x 15' 8" (2.44m x 4.78m) UPVC double glazed windows to front aspect, radiator and built in wardrobes.

### Rear Garden

Fully enclosed rear garden laid to patio, on two levels this garden has been beautifully done with dining areas, outside tap and gate to rear

### Parking

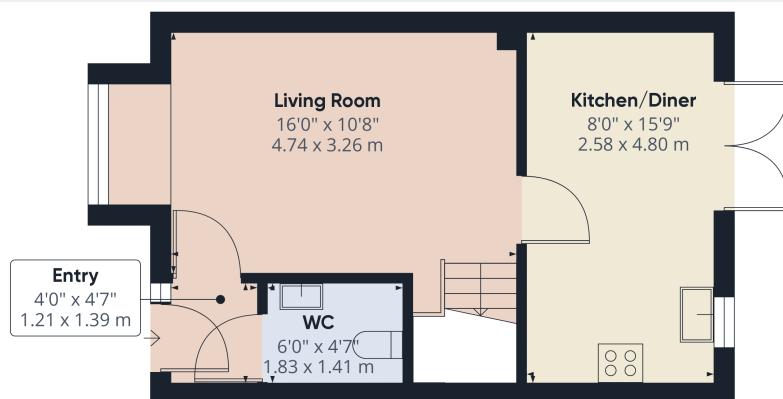
Off road parking for two cars



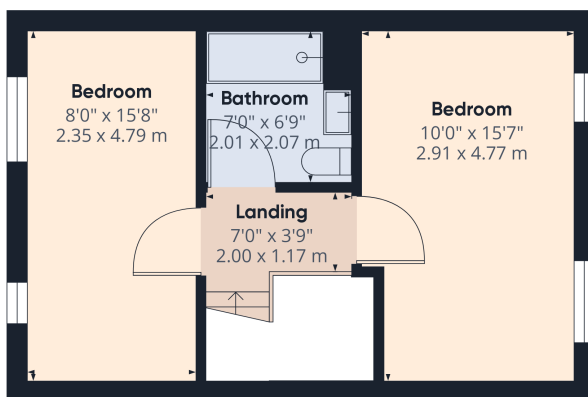




## FLOORPLAN & EPC



### Floor 0



### Floor 1



Approximate total area<sup>7d</sup>

733.35 ft<sup>2</sup>68.13 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.

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