

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

Shared equity £102,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...A rare opportunity to purchase a shared ownership house on this very popular development

You will be purchasing 40% at £102,000 and the other 60% will be owned by Live West, which you will pay £155.74 for rent, service charges and building insurance.

This end of terrace home is around 10 years old, and comprises hallway, cloakroom, lounge/diner, 2 double bedrooms, kitchen, plus double glazing, gas central heating, rear garden, and 2 parking spaces. So if you're looking to get onto the property ladder, this is a great opportunity, so call House Fox Estate Agents today.

IMPORTANT NOTE; Please note, you will have to pass the Live West criteria, and meet the necessary requirements, to purchase this house, and you must be locally connected to North Somerset

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- SHARED OWNERSHIP HOUSE
- Rent, service charge and buildings insurance is £155.74
- You own 40% and rent the other 60%
- 2 double bedrooms
- End of terrace house
- Lounge/diner
- 2 parking spaces
- You must have a local connection to North Somerset
- You must meet the Live West criteria to buy the house



## ROOM DESCRIPTIONS

**Main front door to the hallway:**

**Hallway:**

Doors to the lounge, kitchen, and cloakroom

**Cloakroom:**

WC, wash hand basin, radiator

**Lounge/diner:**

4.83m x 4.59m (15' 10" x 15' 1") Radiator, cupboard, double glazed window, double glazed double doors to the garden

**Kitchen:**

3.10m x 2.22m (10' 2" x 7' 3") Sink unit, a range of floor and wall units, built in oven and hob, double glazed window, plumbing for washing machine

**First floor landing:**

Doors to the bedrooms and bathroom, loft access

**Bedroom 1:**

4.59m x 2.70m (15' 1" x 8' 10") Radiator, double glazed window

**Bedroom 2:**

4.66m x 3.05m (15' 3" x 10' 0") Radiator, double glazed window

**Bathroom:**

Bath, wash hand basin, WC,

**Rear garden:**

Patio area, lawn area, side gate

**Parking space:**

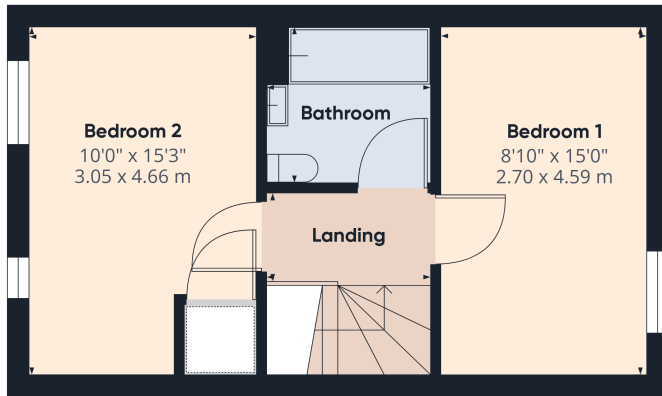
2 allocated spaces, 1 opposite the house, and 1 about 100 yards away in a car park area



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
744.97 ft<sup>2</sup>  
69.21 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. Calculations are based on RICS IPMS 3C standard.

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