

Charlock Close, Weston-Super-Mare, Somerset. BS22 8EU

£175,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated within the ever-popular Locking Castle development in Weston-super-Mare, this well-presented and versatile coach house offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property is ideally located close to a range of local amenities, shops, and transport links, providing convenient access to Weston town centre, the M5 corridor, and surrounding areas.

Upon entering the property you are welcomed into a versatile reception room, which has been thoughtfully created through the conversion of the original garage. This flexible space could be used in a variety of ways depending on your needs, such as a living room, home office, hobby room, or additional sitting area. From here there is direct access to the rear garden, creating a pleasant connection between the indoor and outdoor spaces. The rear garden has been designed with low maintenance in mind and is laid mainly to patio, providing a perfect space for outdoor seating, entertaining guests, or enjoying warmer days. Upstairs, the property continues to impress with well-arranged accommodation. The main living area comprises a comfortable living room, offering a bright and welcoming space to relax. The kitchen is conveniently positioned nearby and provides ample space for everyday cooking and storage. The property also features a generous double bedroom along with a modern shower room, completing the internal accommodation. Externally, the home further benefits from driveway parking, offering convenient off-road parking. Being sold with the significant advantage of no onward chain, this property offers a straightforward purchase for prospective buyers. Combining a convenient location, versatile living space, and low-maintenance outdoor area.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Coach House in Sought After Location
- Off Road Parking to Front
- Rear Garden
- UPVC Double Glazing + Gas Central Heating
- Garage Conversion
- Council Tax Band - A
- Close to Local Amenities and Transport Links
- Two Reception Rooms



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Stairs rising to first floor landing, radiator, door thorough to;

### Reception Room

7' 9" x 14' 3" (2.36m x 4.34m) UPVC double glazed window to front aspect, UPVC double glazed door to rear garden. Built in storage, space and plumbing for washing machine.

### Stairs Rising to First Floor Landing

### Bedroom One

8' 7" x 14' 4" (2.62m x 4.37m) UPVC double glazed window to front aspect, built in wardrobes and storage cupboard, radiator.

### Shower Room

7' 1" x 4' 9" (2.16m x 1.45m) Low level WC, vanity wash hand basin and shower with shower attachment, heated towel rail.

### Living Room

9' 0" x 14' 5" (2.74m x 4.39m) UPVC double glazed windows to front and rear aspect, radiator and opening through to;

### Kitchen

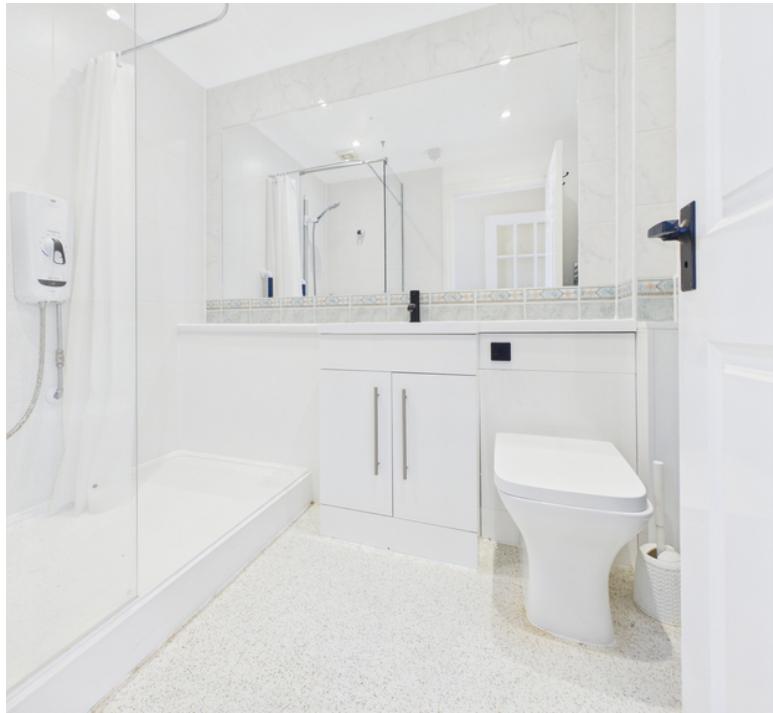
9' 1" x 5' 7" (2.77m x 1.70m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space for fridge/freezer, radiator.

### Rear Garden

Fully enclosed rear garden laid to patio, freestanding shed.

### Parking

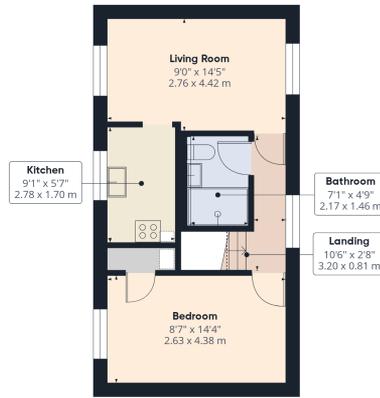
Driveway parking to front.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
537 ft<sup>2</sup>  
49.8 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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