

Mottershead Avenue, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7LQ

£280,000

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... Situated within the highly sought-after Locking Parklands development, this modern semi-detached home is offered for sale with the added advantage of no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

From the moment you step through the front door, the property immediately conveys a warm and welcoming atmosphere. Beautifully presented throughout, the home has been well maintained and is ready for a new owner to move straight in and enjoy. The accommodation is thoughtfully arranged and well proportioned. The entrance hallway provides access to a convenient cloakroom and leads through to a modern fitted kitchen, offering ample storage and worktop space. To the rear of the property, the bright and spacious lounge/diner provides an excellent living and entertaining space, with double doors opening directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Upstairs, the property continues to impress with two generous double bedrooms, both well presented and offering comfortable accommodation. The refitted contemporary shower room has been stylishly updated, featuring modern fixtures and fittings to create a sleek and practical space. Externally, the home benefits from two allocated parking spaces, gas central heating, and double glazing throughout for comfort and efficiency.

The attractive South-facing rear garden is a particular highlight — enjoying plenty of sunshine throughout the day and offering the perfect setting for al fresco dining, summer barbecues, or simply relaxing with a cold drink in the company of family and friends. Locking Parklands remains a popular choice for buyers thanks to its modern surroundings, green spaces, and convenient access to local amenities, schools, and commuter links. This is a fantastic opportunity to acquire a stylish, low-maintenance home in a desirable location, offered with no onward chain complications. Early viewing is highly recommended

FEATURES

- Semi-detached house
- 2 double bedrooms
- South Facing rear garden
- Cloakroom
- 2 parking spaces
- Modern kitchen
- Modern refitted bathroom
- Lounge/diner with doors on to the garden
- No onward chain
- EPC-B



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the kitchen, cloakroom, and lounge/diner

Cloakroom:

WC, wash hand basin, radiator, double glazed window

Lounge/Diner:

4.80m x 4.59m (15' 9" x 15' 1")
Radiator, understairs cupboard, double glazed window, double glazed double doors to the garden

Kitchen:

3.09m x 2.20m (10' 2" x 7' 3") Sink unit, modern floor and wall units, built in oven and hob with extractor hood over, integrated dishwasher, fridge/freezer and washing machine, double glazed window

First floor landing

Bedroom 1:

3.92m Minimum x 3.02m (12' 10" Minimum x 9' 11") 2 double glazed windows, built in cupboard housing the boiler, radiator, recess

Bedroom 2:

4.59m x 2.70m (15' 1" x 8' 10")
Radiator, 2 double glazed windows

Bathroom:

Refitted modern walk in shower cubicle, WC, wash hand basin, heated towel rail

Parking:

Two allocated spaces to the front of the house, marked 23 on the yellow discs

Rear garden:

A South facing garden, with a patio area, lawn area, shed, garden room

Solar Panels:

These are owned by the house

NOTE;

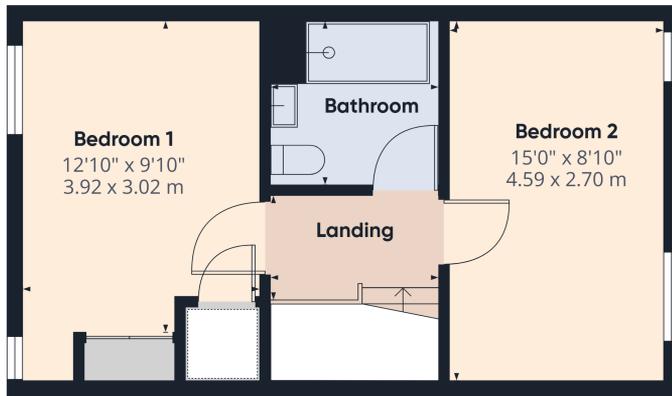
The seller is not buying on, so is happy to leave the majority of the furniture.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
729 ft²
67.8 m²

(1) Excluding balconies and terraces

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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