

A detached, freehold four bedroom dormer bungalow located on the outskirts of Locking Village. 'Connemara' boasts spacious living accommodation with stunning countryside views in a sought after village location. Accommodation of this generous property comprises; entrance vestibule, living room, conservatory, dining room, kitchen/breakfast room, utility room, cloakroom, two ground floor bedrooms, rear porch and shower room with the first floor offering two further bedrooms and a bathroom. Constructed circa 1927, Connemara retains elegant period features throughout and boasts versatile living accommodation with character and charm together with superb views of surrounding countryside. To the front of the property there is a 'dual entrance' driveway offering ample off street parking and turning space, there is also a single garage with potting area for those with green fingered tendencies. Equally the rear garden offers super scope for you to make your mark with patio areas for seating and/or entertaining, pathways through mature flowerbeds and borders filled with shrubs and hedging and unrivalled views over open countryside. Adding to the already generous internal accommodation, the vendors have constructed a garden chalet with power and lighting. Currently utilised as a garden office, this super space could offer perfect home/income opportunities. This impressive residence must be viewed to be appreciated. EPC rating E39, Council Tax Band F.



- Four bedroom, detached, freehold Chalet style bungalow
- Located in the village of Locking and offering stunning views over the village and countryside
- Spacious 'dual entrance' driveway and garage providing off street parking and storage space
- Flexible, spacious and versatile living accommodation
- Enclosed front and rear gardens offering plenty of space for entertaining and/or 'Al fresco' dining
- EPC rating E39 Council Tax Band F

ACCOMMODATION

Entrance

Timber panelled single glazed entrance door into entrance vestibule.

Entrance Vestibule

Carpeted flooring, timber panelling, door to living room, coved ceiling, ceiling light.

Living Room 18' 7" x 13' 9" (5.67m x 4.18m)(maximum)

Wow! A super space! Carpeted flooring, gas fireplace with timber mantle and decorative tiled surround and hearth, two radiators, timber framed single glazed double doors to conservatory.

Conservatory 18' 4" x 9' 7" (5.60m x 2.93m)

Tiled flooring, UPVC double glazed windows and patio doors onto rear garden offering stunning countryside views, wall lighting, translucent poly-carbonate roof tiles.

Dining Room 16' 0" x 11' 9" (4.87m x 3.57m)(maximum)

Currently being used as a study. Carpeted flooring, electric fireplace with marble surround and hearth with timber mantle, radiator, UPVC double glazed 'bay style' window, coved ceiling, ceiling light.

Kitchen/Breakfast Room 17' 7" x 12' 2" (5.37m x 3.71m)(maximum)

'Wood effect' laminate flooring, range of wall and floor units with roll edge worktops, integrated one and a half bowl sink and drainer with mixer tap over, tiled splashbacks, integrated high level oven, four ring gas hob with extraction hood over, space and plumbing for appliances, integrated dishwasher/fridge/freezer, two UPVC double glazed windows, door to utility room and rear porch, radiator, space for kitchen table, two ceiling lights.

Utility Room 8' 0" x 5' 4" (2.43m x 1.63m)(maximum)

Tiled flooring, wall and floor units, sink and drainer with mixer tap over, UPVC double glazed window, space and plumbing for appliances, under stairs storage cupboard/airing cupboard housing hot water tank, ceiling light.

Cloakroom 4' 6" x 3' 0" (1.37m x 0.92m)(maximum)

Tiled flooring, low level W/C, wall mounted gas meter, UPVC double glazed window, wall light.

Rear Porch 16' 1" x 10' 1" (4.89m x 3.07m)(maximum)('L' shaped)

Tiled flooring, UPVC double glazed sliding patio door onto rear, side access door to garage, UPVC double glazed entrance door to front driveway, wall lighting, translucent poly-carbonate roof tiles.



Bedroom Four/Sitting Room 16' 4" x 12' 3" (4.99m x 3.73m)(maximum)

Carpeted flooring, two UPVC double glazed windows (dual aspect), built in storage cupboards, two radiators, ceiling light.



Bedroom Three 16' 0" x 13' 0" (4.88m x 3.97m)(maximum)

Carpeted flooring, three UPVC double glazed windows offering stunning views over rear garden, Hutton hillside and countryside, radiator, built in wardrobes, coved ceiling, ceiling light.

Shower Room 8' 11" x 6' 9" (2.72m x 2.06m)(maximum)

Laminate flooring, low level W/C, wash hand basin set in vanity unit, enclosed mains fed double shower with glass screen surround, tiled walls, radiator, UPVC double glazed window, spotlight track.



Stair flight rising to first floor from living room.

Carpeted flooring, timber balustrade.

First Floor Landing

Carpeted flooring, radiator, part sloped ceilings, doors to principal first floor rooms, wall lights.

Bedroom One 13' 9" x 9' 2" (4.18m x 2.80m)(maximum)

Carpeted flooring, UPVC double glazed doors and window onto rear balcony with views, views, views!! Radiator, part sloped ceiling, ceiling light.

Bedroom Two 12' 8" x 12' 0" (3.87m x 3.65m)(maximum)

Carpeted flooring, UPVC double glazed window, radiator, part sloped ceiling, ceiling light, again, wonderful views from this room!



Bathroom 12' 6" x 9' 8" (3.82m x 2.94m)(maximum)

Vinyl flooring, low level W/C, pedestal wash hand basin, tiled walls, panelled bath, enclosed mains fed shower, UPVC double glazed window, radiator, part sloped ceilings, ceiling light, views over countryside and hillside! Under eaves storage cupboard.



Outside - Front

Private gated block paved 'dual entrance' driveway to front, areas laid to lawn with mature flowers, shrubs and hedging at the borders, gated side access to rear, outside lighting.

Garage and Potting Room

Single garage with up and over door, open roof storage space, power and lighting, UPVC double glazed door and window to side, UPVC double glazed conservatory providing space for potting, storage etc.



Outside – Rear

Wow! Mature gardens consisting of slab patio's, seating areas, stepped pathways through mature flowerbeds and borders filled with shrubs and hedging. Areas laid to lawn, super greenhouse/potting house garden shed with various seating arrangements.



Garden Chalet (Office) 14' 10" x 11' 4" (4.52m x 3.45m)(maximum)

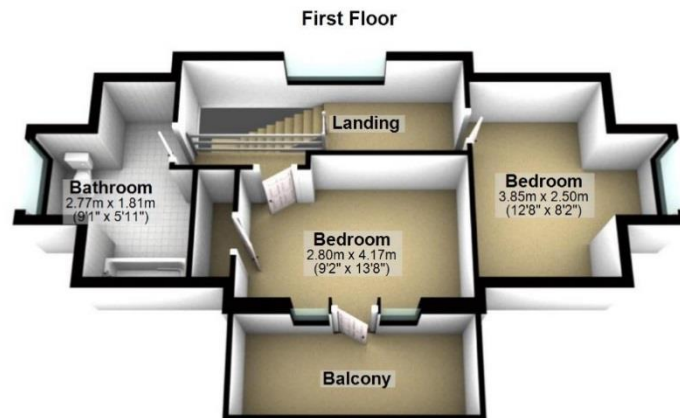
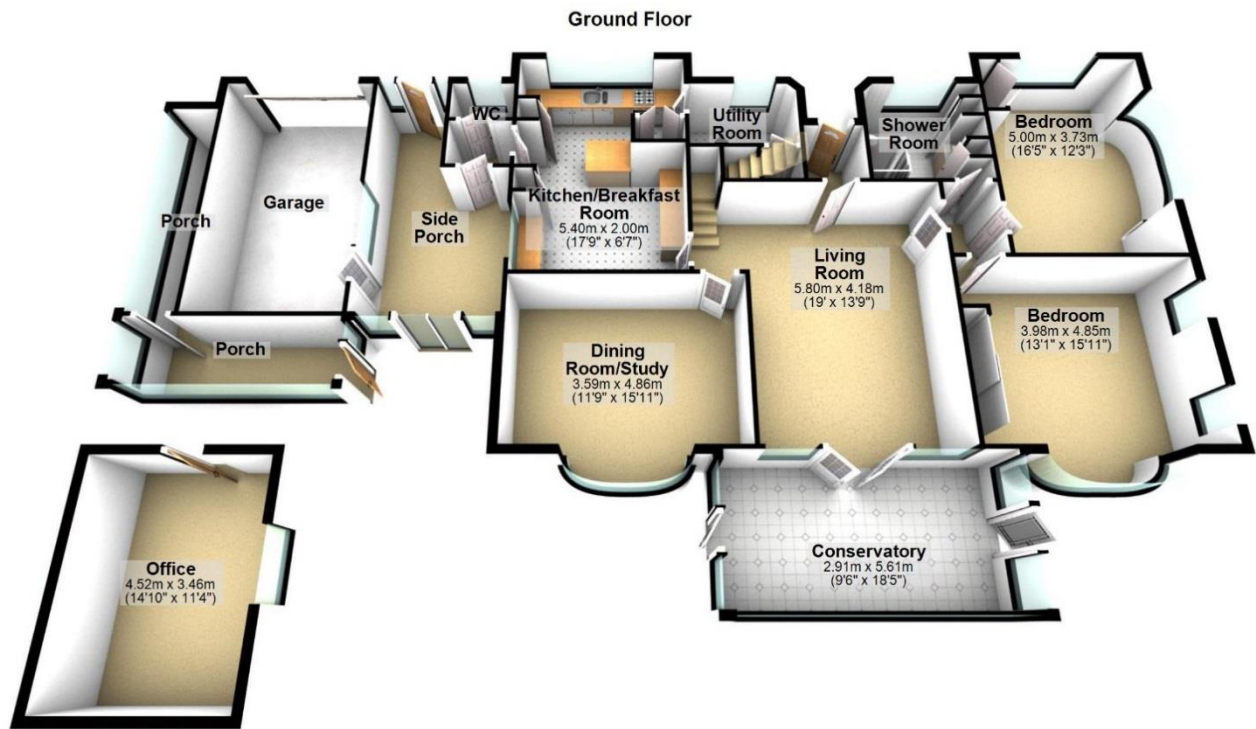
Carpeted flooring, two timber framed double glazed windows, power and lighting, ceiling light.





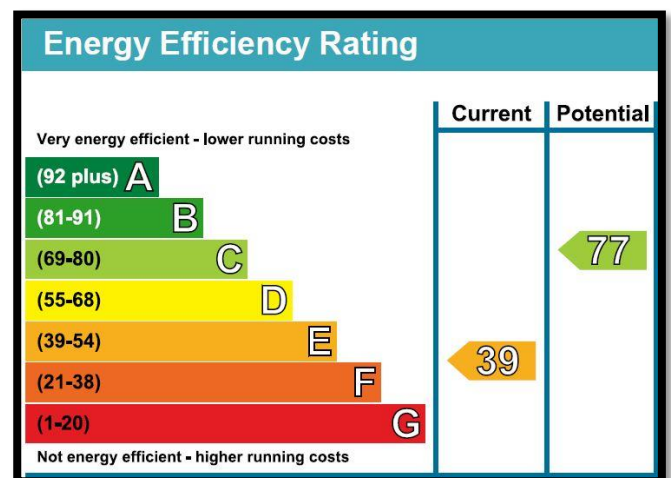






Locking Village:

The village of Locking offers many local facilities which include public house, church, village hall, park and Primary School www.locking.n.somerset.sch.uk. Secondary education is available at Broadoak Mathematics and Computing College www.broadoakcollege.org.uk or Worle Community School www.worle.n-somerset.sch.uk with private schools available at Bristol and Sidcot. For the commuter there is access to the M5 Junction 21, with railway stations at Weston-super-Mare, Worle and Weston Milton.



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.