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**MENDIP RISE, LOCKING, NORTH SOMERSET, BS24**



**£280,000 FREEHOLD**



# Passionate about Property

NO ONWARD CHAIN! Well presented three bedroom semi-detached home, situated within the heart of Locking village, a stones throw from the local school and amenities. The property benefits from a conservatory, generous front and rear gardens, a driveway and garage. Call now to arrange a viewing!

Council Tax Band: C

## Location

Located within the popular village of Locking with its variety of local shops and amenities including: Post Office/General Store, Village Church, Play Park, Public House/Restaurant and local Primary School. Locking is approximately 3 miles from Weston-super-Mare town centre which offers a comprehensive range of shopping, leisure and schooling facilities for all ages including numerous high street Retail Outlets and Banks, Doctor and Dentist Surgeries, Restaurants, Cinemas, Theatre, Sports Centre and the famous Weston Pier. There is a selection of pre-school, primary and secondary education available in the area and the local bus service provides access to the surrounding district. There are mainline railway connections at Weston-super-Mare and Worle Parkway providing access to major towns and cities. Access to the M5 Motorway network is available at Junction 21 (St Georges) or Junction 22 (Edithmead) and Bristol International Airport is within a 30-minute drive.

## Directions

From the M5 Motorway Junction 21 proceed along the dual carriageway Somerset Avenue (A370) towards Weston-super-Mare. At the second roundabout turn left onto the A371 (signposted Locking and Banwell). Follow this road for approximately 1/2 a mile turning right into Locking just before the petrol station onto Elm Tree Road. Proceed along Elm Tree Road into the village passing The Orchard, Beechwood Avenue and Manor Gardens on the left hand side. Follow the road through a right hand bend and take the first turning on the left onto Mendip Rise where the property can be found on the right hand side.





#### **Entrance Porch**

Upvc double glazed door, window to the front elevation and laminate flooring.

#### **Entrance Hall**

Entrance door and window to the front elevation, radiator and staircase leading to the first-floor accommodation with understairs storage cupboard housing the electric consumer unit and meter.

#### **Living Room (13' 04" x 10' 04") or (4.06m x 3.15m)**

Upvc double glazed window to the front elevation, radiator, inset coal effect gas fire with marble effect surround and hearth with wooden mantle over, coved ceiling and archway to:-

#### **Dining Room (11' 08" x 9' 06") or (3.56m x 2.90m)**

Upvc double glazed sliding patio doors leading to the conservatory, radiator. Door to Kitchen.

#### **Conservatory (8' 02" x 8' 02") or (2.49m x 2.49m)**

Of upvc double glazed construction with a polycarbonate roof. Vinyl flooring. Door to garden.

#### **Kitchen (10' 04" x 7' 04") or (3.15m x 2.24m)**

Fitted with a range of wall, base and drawer units with complementing worksurface over and inset single drainer sink unit with mixer tap over, Rangemaster cooker with five ring gas hob, double oven and grill with extractor fan over, built in dishwasher and fridge, tiled flooring and wall mounted gas boiler supplying heating and hot water, upvc double glazed window to the side elevation and upvc double glazed stable door to the rear garden.







### **First Floor Landing**

Upvc double glazed window to the side elevation, access to roof space with light and ladder.

### **Bedroom 1 (13' 08" x 10' 0") or (4.17m x 3.05m)**

Upvc double glazed window to the front elevation, built in wardrobes with shelving and hanging space, drawer units and radiator.

### **Bedroom 2 (11' 0" x 10' 02") or (3.35m x 3.10m)**

Upvc double glazed window to the rear elevation, radiator and shelved cupboard.

### **Bedroom 3 (10' 08" x 6' 06") or (3.25m x 1.98m)**

Upvc double glazed window to the front elevation and radiator.

### **Bathroom**

Fitted with a white suite comprising: Panelled bath with 'Triton' electric shower over, pedestal wash hand basin, low level W.C, part tiled walls, vinyl flooring and upvc double glazed window to the rear elevation.







### **Front Garden & Driveway**

To the front of the property there is parking for two vehicles and an area of lawn. There is a single garage with an up and over door, power and lighting. Gate to rear garden.

### **Rear Garden**

Gated access leads to the enclosed rear garden which had an area of lawn and patio. There is a selection of flower and shrub borders and an outside water supply. Gate to rear.

### **Garage**

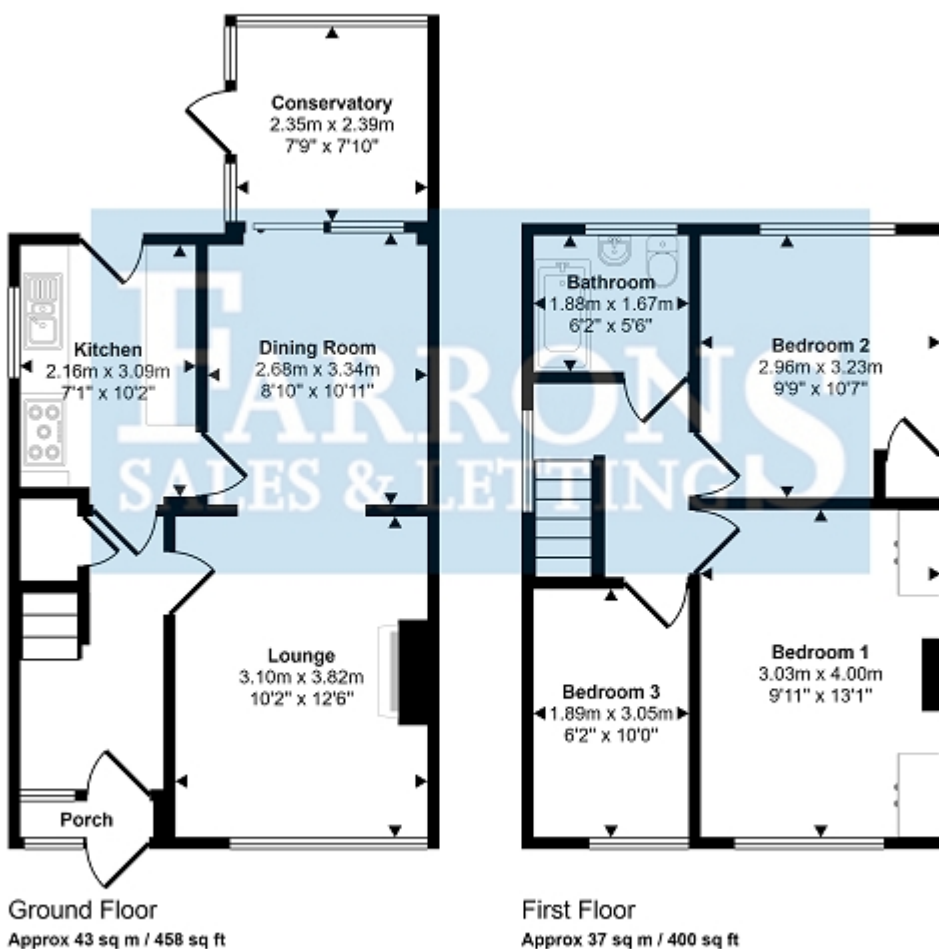
Up and over door to front. Window to rear.

### **Material Information**



# Passionate about Property

Approx Gross Internal Area  
80 sq m / 858 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract