



# Rachel J Homes

Estate Agents

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## THE ORCHARD, LOCKING VILLAGE, WESTON SUPER MARE, BS24 8DU



- Well Presented Extended Semi Detached House
- Two Reception Rooms
- Village Location
- No Chain
- Three/Four Bedrooms
- Downstairs Shower Room & Utility
- Off Street Parking
- EPC D

### £320,000

Rachel J Homes is delighted to market this Extended Semi Detached House ideally situated in the popular village of Locking. If you are looking for a lovely sized home and want to be part of Village life then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Lounge, Dining Room, Kitchen, Inner Hallway, Downstairs Shower Room, Conservatory, Sun Room, Study and Utility, Three Bedrooms, Bathroom, Low Maintenance Rear Garden. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

#### **Entrance Porch**

UPVC Double glazed entrance door and side panel, UPVC Double glazed window to side, radiator, sliding doors to;

#### **Lounge** 16' 8" x 13' 0" (5.08m x 3.95m) (Into bay)

UPVC Double glazed bay window to front, coved ceiling, T.V. point, gas fire set into feature fire place, radiator, understairs storage, stairs to first floor, opening to;

#### **Dining Room** 10' 10" x 9' 1" (3.31m x 2.76m)

UPVC Double glazed patio doors to conservatory, coved ceiling, radiator, doorway to;

#### **Kitchen** 15' 3" x 9' 11" (4.64m x 3.03m) Narrowing to 2.26

UPVC Double glazed window to Sun Room, range of wall and base units with work surface over and up-tile, one and a half bowl sink and drainer with flexi mixer tap, integrated dish washer, inset ceramic hob with extractor hood over, wine fridge, pull out larder unit, radiator, tiled floor, door to;

#### **Inner Hallway**

Door to Shower room and door to;

#### **Bedroom Four** 9' 11" x 7' 1" (3.01m x 2.15m)

UPVC Double glazed bay window to Front, radiator.

#### **Downstairs Shower Room** 6' 5" x 4' 3" (1.95m x 1.29m)

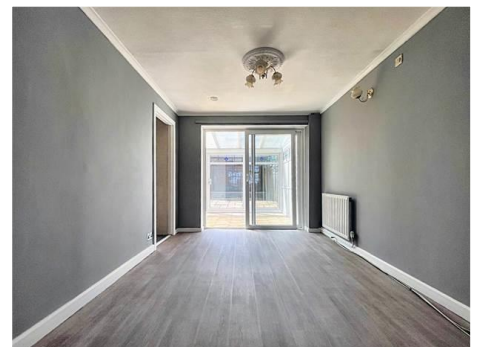
Corner shower enclosure with multi jet shower, pedestal wash hand basin, low level W/C, heated towel rail, tiled floor, extraction fan.

#### **Conservatory** 16' 5" x 8' 2" (5.01m x 2.48m)

UPVC and Double glazed construction, polycarbonate roof, sliding doors to rear garden, light and power, door to;

#### **Sunroom** 9' 3" x 8' 4" (2.82m x 2.53m)

UPVC and Double glazed construction, polycarbonate roof, door to;





**Utility** 8' 7" x 8' 3" (2.61m x 2.52m)

Space and plumbing for washing machine and tumble dryer, door to;

**Study** 8' 11" x 8' 8" (2.71m x 2.65m)

UPVC Double glazed window.

### **Stairs to First Floor Landing**

Coved ceiling, doors off to all room, loft hatch.

**Bedroom One** 16' 8" x 14' 6" (5.07m x 4.42m) (Narrowing to 2.14)

Two UPVC Double glazed windows to front, coved ceiling, radiator.

**Bedroom Two** 12' 11" x 8' 2" (3.94m x 2.49m)

UPVC Double glazed window to front, built in wardrobes, radiator.

**Bedroom Three** 10' 10" x 10' 1" (3.29m x 3.07m)

UPVC Double glazed window to rear, radiator, cupboard housing Worcester boiler and controls.

**Bathroom** 14' 4" x 6' 11" (4.38m x 2.12m)

Two UPVC Double glazed windows to rear, spa bath, low level W/C, bidet, wash hand basin set into vanity unit, two radiators, two heated towel rails, tiled floor and part tiled walls.

### **Rear Garden**

Enclosed by fencing, mainly laid to patio, raised deck area which is covered by a gazebo, garden shed, outside power and light.

### **Front**

Laid to block paving with parking for several vehicles.

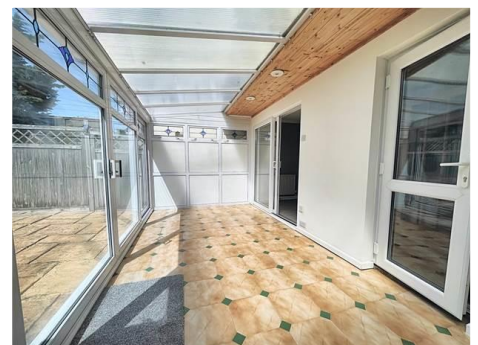
### **Material Information**

Freehold Property

Council Tax Band C £1926.31 2024/2025

Mains Gas, Elec, Water and Sewerage

Broadband Speed TBC



### Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.











Total area: approx. 148.8 sq. metres (1601.9 sq. feet)