



51 Beechwood Avenue, Locking, Weston-Super-Mare, BS24 8DS

£385,000

- Great Sized Detached House in Locking Village
- Two Reception Rooms
- Shower Room & DS W/C
- Lots of Potential to Update and Extend (subject to PP)
- Four Bedrooms
- Kitchen & Utility
- Garage & Parking for Several Vehicles
- No Chain

51 Beechwood Avenue, Weston-Super-Mare BS24

8DS

Rachel J Homes is delighted to market this Detached Home situated in a tucked away position in a cul de sac in the popular village of Locking. Close to schools, amenities, and local shops. If you are looking for a home that can offer plenty of potential to update and extend (subject to PP) make sure this is on your list to view. The accommodation briefly comprises of Entrance into the Dining Hall, Lounge, Kitchen, Utility, Downstairs Cloakroom, Four Bedrooms, Shower Room, Front and Large Rear Garden, Garage and Driveway for Several Vehicles. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



4



1



2



EPC
D

Council Tax Band: E



Entrance

Upvc double glazed door and side panel into dining hallway, stairs to first floor, doors off

Dining Hall

4.56 x 3.02 (14'11" x 9'10")

Upvc double glazed patio doors to rear, radiator.

Lounge

5.75 x 3.66 (18'10" x 12'0")

Two Upvc double glazed windows to front, gas fire, two radiators, T.V point.

Kitchen

3.64 x 2.58 (11'11" x 8'5")

Upvc double glazed window to rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer with mixer tap over, gas hob with extractor over, eye level electric oven and grill, storage cupboard with gas meter, door to;

Utility

4.04 x 1.96 (13'3" x 6'5")

Dual aspect Upvc double glazed windows to front and rear, Upvc double glazed door to rear, wall mounted boiler, stainless steel sink and drainer, plumbing for washing machine.

Downstairs W/C

Upvc double glazed window to side, low level WC, wash hand basin, part tiled walls, heated towel rail

Stairs to First Floor

Landing - Access to loft hatch, radiator, doors off.

Bedroom 1

3.66 x 3.02 (12'0" x 9'10")

Upvc double glazed window to front, radiator, built in storage, built in double wardrobe.

Bedroom 2

3.68 x 2.99 (12'0" x 9'9")

Upvc double glazed window to rear, built in storage, built in double wardrobes.

Bedroom 3

2.72 x 2.63 (8'11" x 8'7")

Upvc double glazed window to front, radiator, built in desk.

Bedroom 4

2.68 x 2.63 (8'9" x 8'7")

Upvc double glazed window to rear, radiator, built in storage, storage cupboard.

Shower Room

2.18 x 1.72 (7'1" x 5'7")

Upvc double glazed window to side, shower cubicle with hot water mixer power shower, wash hand basin, low level W/C, radiator, airing cupboard with pump for power shower, fully tiled walls and floor.

Front Garden

Laid to lawn with mature trees and shrubs.

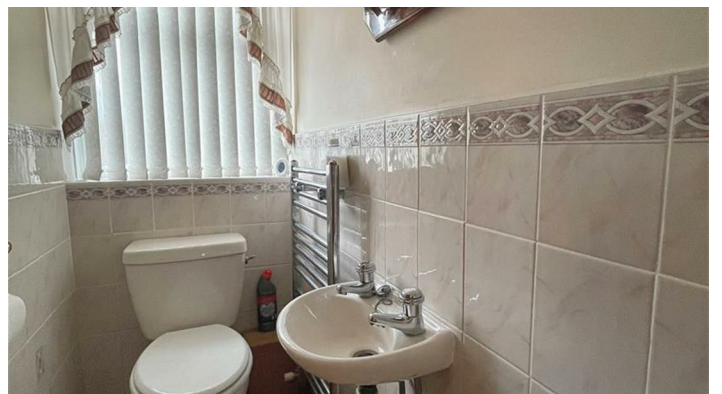
Rear Garden

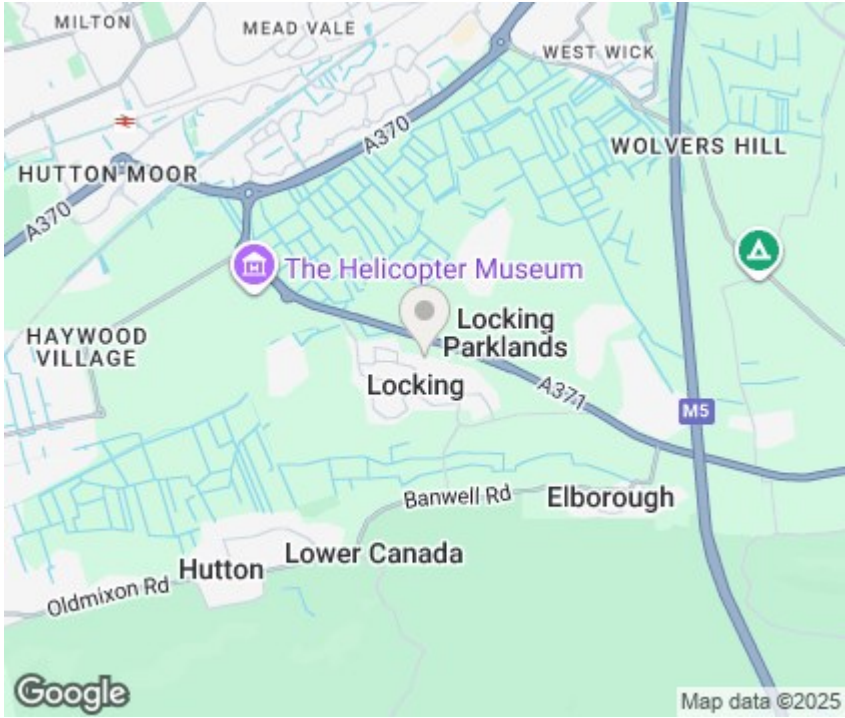
Enclosed by fence and hedges, laid to lawn with mature shrubs and trees, patio area, green house, outside tap, personal door to Garage.

Garage and Driveway

Up and over door, light and power, driveway providing parking for several vehicles.







Viewings

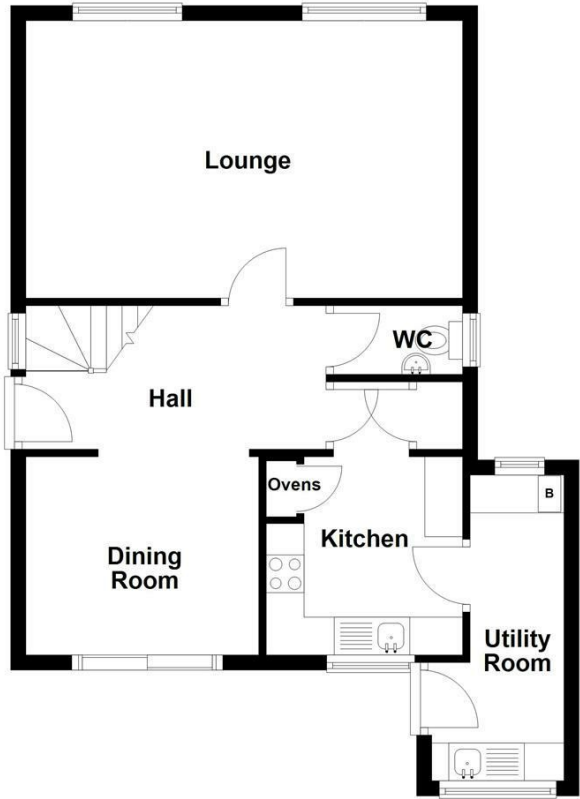
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

