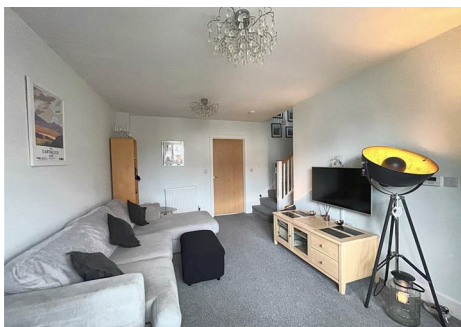




29 Garland Avenue, Locking, Weston-Super-Mare, BS24 7JQ

£260,000

- Well Presented Modern Terrace Home
- Lounge
- Double Glazed and GCH
- Low Maintenance Rear Garden
- Two Double Bedrooms
- Kitchen/Diner
- Two Allocated Parking Spaces
- Locking Parklands

29 Garland Avenue, Weston-Super-Mare BS24 7JQ

Rachel J Homes is delighted to market this Well Presented Terrace House ideally situated on Locking Parklands and close to amenities, schools and shops. If you are a first time buyer or maybe you are downsizing this would make a lovely home. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom, Rear Garden and Two Allocated Parking Spaces. Added benefits of this super home include both double glazing and gas central heating. Accompanied viewings - CALL NOW!!



2



1



1



EPC
B

Freehold

Council Tax Band: B



Entrance Hallway

Composite entrance door with double glazed side panel, radiator, door to Lounge and door to;

Downstairs Cloakroom

Low level W/C, wall mounted wash hand basin with tiled splash back, radiator, extractor fan.

Lounge

4.75 x 3.28 (15'7" x 10'9")

Upvc Double glazed box bay window to front, T.V. point, telephone point, wall mounted thermostat controller, two radiators, stairs to first floor with under stair storage cupboard, door to:

Kitchen/Dining Room

4.80 x 2.57 (15'8" x 8'5")

Upvc Double glazed window and French doors to rear garden, range of wall and base units with work surface over, one and half bowl stainless steel sink with mixer taps, gas hob with built in double oven under and extractor over, integral fridge, freezer and dishwasher, space for washing machine, radiator.

Stairs to First Floor

Landing - Loft access, radiator, doors off.

Bedroom One

4.27 x 2.95 (14'0" x 9'8")

Two Upvc double glazed windows to rear, built-in wall length mirrored wardrobes, radiator, wall mounted thermostat control, T.V Point, telephone point, radiator.

Bedroom Two

4.27 x 2.36 (14'0" x 7'8")

Two floor to ceiling Upvc double glazed windows to Front, T.V point, point, radiator, built-in wall length mirrored wardrobes.

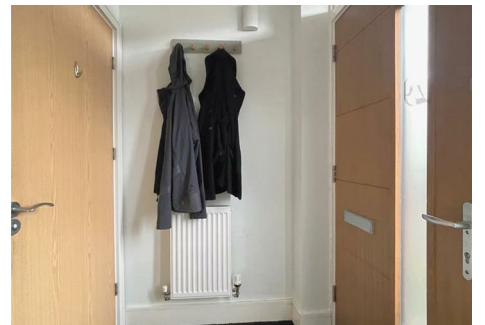
Bathroom

Panel bath with hot water mixer shower over, low level W/C and wash hand basin set into vanity unit, heated towel rail, shaver point, tiled floor, extractor fan.

Rear Garden

Enclosed by fencing with patio area and steps down to artificial lawn area, path access to rear.







Viewings

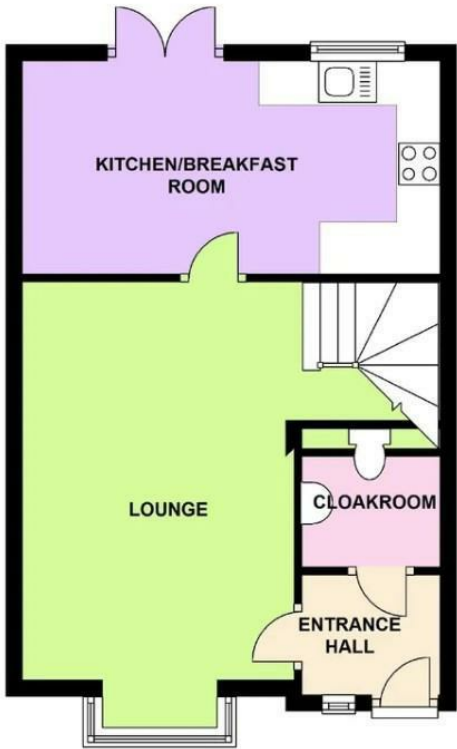
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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

