



17 MENDIP ROAD, LOCKING

ASKING PRICE OF £375,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE WITH LOG BURNER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- LARGE GARDEN
- GARAGE & PARKING
- NO ONWARD CHAIN

17 MENDIP ROAD, LOCKING, BS24 7AF



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Cooke & Co are delighted to bring to the market for sale with NO ONWARD CHAIN this SPACIOUS well presented three bedroom semi detached house located in the popular Locking development originally built for housing the RAF officers, boasting a generous sized plot with parkland directly behind, giving a sense of SPACE also giving scope for extension depending on appropriate planning permission. The property has been improved by the current owners to include reconfiguration of the kitchen and dining area providing for open plan living, stylish and modern kitchen. The property briefly comprises of Kitchen/dining room, lounge with approved multi fuel log burner, downstairs cloakroom, family bathroom, veranda leading to a LARGE GARDEN, garage and parking for several cars.

FRONT OF PROPERTY

Large driveway for several cars leading to detached garage and pathway leading to front door. Front garden laid to lawn. Composite decking area behind garage

ENTRANCE HALL

Spacious entrance hall, stairs to first floor, under stair storage cupboard, radiator

CLOAKROOM

Fully tiled with Porcelanosa tiles, heated towel rail, WC, sink with vanity unit under, obscure double glazed window to rear

LOUNGE

17' 8" x 14' 2" (5.38m x 4.32m) Double glazed dual aspect windows, radiator, dual fuel log burner with stone hearth

KITCHEN/DINER

20' 4" x 10' 8" (6.2m x 3.25m) Range of wall and base units with quartz worktop over, inset ceramic Rangemaster sink with mixer tap, space for fridge freezer, plumbing for washing machine and dishwasher, built in oven and separate grill, electric hob with extractor hood over, cupboard housing boiler, dual aspect double glazed windows, radiator, double glazed door leading to rear garden

LANDING

double glazed window to side, roof void leading to loft with ladders, storage/airing cupboard

BEDROOM ONE

17' 8" x 9' 9" (5.38m x 2.97m) Dual aspect double glazed windows, radiator, built in wardrobe

BEDROOM TWO

13' 7" x 10' 9" (4.14m x 3.28m) Double glazed window to front, radiator, built in wardrobe, wireless main light

BEDROOM THREE

9' 2" x 8' 7" (2.79m x 2.62m) Double glazed window to rear, engineered wood flooring, radiator, built in wardrobe, bespoke fitted dressing table with stone table top, mirror and storage

BATHROOM

Obscure double glazed windows to rear, WC, wash basin, bath, mains shower over head with shower screen, wall mounted vanity unit

REAR GARDEN

Accessed via kitchen rear door and gated entrance to side.

Raised decked veranda with corrugated roof, steps leading to split level garden, laid to slabs and artificial grass, raised borders and fully enclosed with venetian fencing.

Wooden summer house and brick built storage

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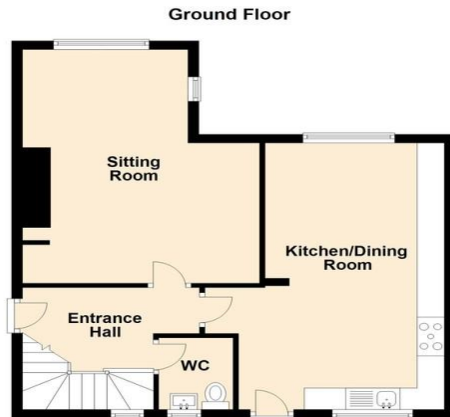


Council Tax:

Band B

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

