



Hobbs & Webb

PARKES AVENUE
Weston-Super-Mare, BS24 7GW

Price £525,000



Located on the highly desirable Parkes Avenue, this beautifully presented executive detached home offers spacious, light-filled living throughout, set within the ever-popular Locking Parklands development.

The property welcomes you with a generous entrance hall and convenient downstairs WC. A bright and airy 20ft dual-aspect living room provides an ideal space for relaxing or entertaining, complemented by a versatile second reception room—perfect as a playroom, snug, or home office. At the heart of the home is a modern kitchen/diner with separate utility room, complete with French doors leading out to a landscaped, family-friendly rear garden—ideal for summer gatherings.

Upstairs, you'll find four well-proportioned double bedrooms, each featuring striking floor-to-ceiling windows that flood the rooms with natural light. The master bedroom boasts its own stylish en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Outside, the home benefits from a neatly maintained front lawn, ample off-street parking via a private driveway, and a larger-than-average garage offering plenty of storage.

This is a fantastic opportunity to secure a home in a prime location, perfect for growing families or those seeking extra space in a vibrant community setting.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

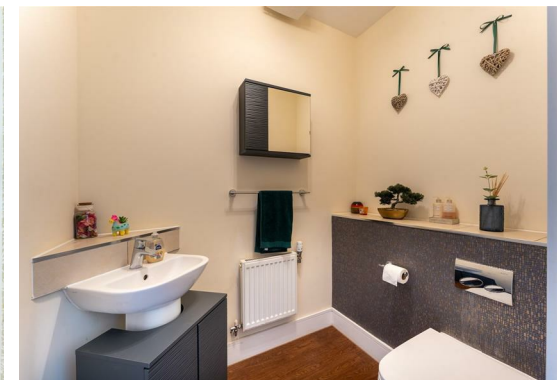
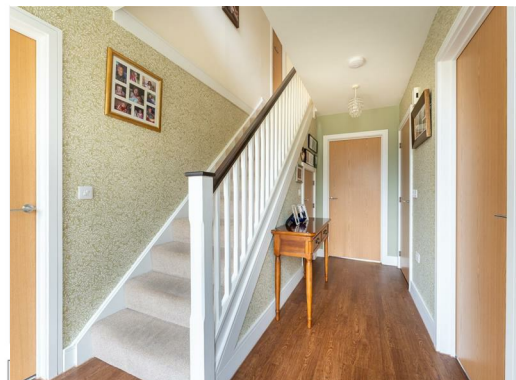
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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		

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Entrance Hall

Entrance door with side panels allowing natural light into the room, wood effect vinyl flooring, radiator, smoke alarm, stairs rising to the first floor landing and doors to the cloakroom, living room, play room/office and kitchen/diner.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap over, radiator, extractor fan and wood effect vinyl flooring.

Living Room

20'3 x 11'10 (6.17m x 3.61m)

A fabulous dual aspect room with uPVC double glazed window to the front aspect, two radiators, television & telephone points, feature electric fire with surround, wall mounted thermostat and uPVC double glazed French doors providing access to the rear garden.

Play Room/Office

11'9 x 7'10 (3.58m x 2.39m)

uPVC double glazed window to the front aspect and radiator.

Kitchen/Diner

19'7 x 11'8 (5.97m x 3.56m)

Fitted with a matching range of wall and base cupboard and drawer units with square edge work-surfaces and upstands. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Five ring gas hob with glass splashback and extractor hood over. Eye level double oven, integrated

fridge/freezer and dishwasher, uPVC double glazed window to the rear aspect, wood effect vinyl flooring, radiator, uPVC double glazed French doors providing access to the rear garden and door to the utility room.

Utility Room

7'1 x 6'2 (2.16m x 1.88m)

Square edge work surfaces with cupboard below. Space and plumbing for washing machine and tumble dryer. Concealed wall mounted gas boiler, wood effect vinyl flooring and uPVC double glazed door providing access to the rear garden.

Landing

Large uPVC double glazed floor to ceiling window to the front aspect, radiator, access to the loft which is partially boarded with a drop down ladder, airing cupboard housing the hot water tank, smoke alarm and doors to the bedrooms and bathroom.

Bedroom One

12'2 x 11'3 (3.71m x 3.43m)

Large uPVC double glazed floor to ceiling window to the front aspect, radiator, television point, wall mounted thermostat and door to the en-suite.

En-suite

Fitted with a double width shower cubicle with chrome shower and sliding glass door, pedestal wash hand basin with mixer tap over, low level WC, chrome heated towel rail, partially tiled walls, shaver point, extractor fan and tiled flooring.

PROPERTY DESCRIPTION

Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

uPVC double glazed floor to ceiling window to the front aspect, radiator and television point.

Bedroom Three

12'1 x 9'10 (3.68m x 3.00m)

uPVC floor to ceiling window to the rear aspect, radiator and television point.

Bedroom Four

12'1 x 9'3 (3.68m x 2.82m)

uPVC double glaze floor to ceiling window to the rear aspect, television point and radiator.

Bathroom

Fitted with a panelled bath with mixer tap, chrome shower and glass shower screen, wash hand basin with mixer tap over, low level WC, shaver point, partially tiled walls, chrome heated towel rail, extractor fan and tiled flooring.

Rear Garden

A fabulous size landscaped garden for a family to enjoy with large patio, artificial lawn and grass lawn area with mature hedging giving a good degree of privacy. Enjoying a sunny aspect, with gated access to the front via both sides of the property, outside tap and side access door into the garage.

Garage & Parking

20'11" x 9'8" (6.38m x 2.95m)

A larger than average garage measuring 21'0 x 9'8 (6.38m x 2.95m) with

power and light and up and over door. Parking to front for multiple vehicles via a block paved driveway.

Maintenance Charge Information

There is an annual maintenance charge of approximately £400.00 which can be paid quarterly.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- Freehold Solar Panels

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





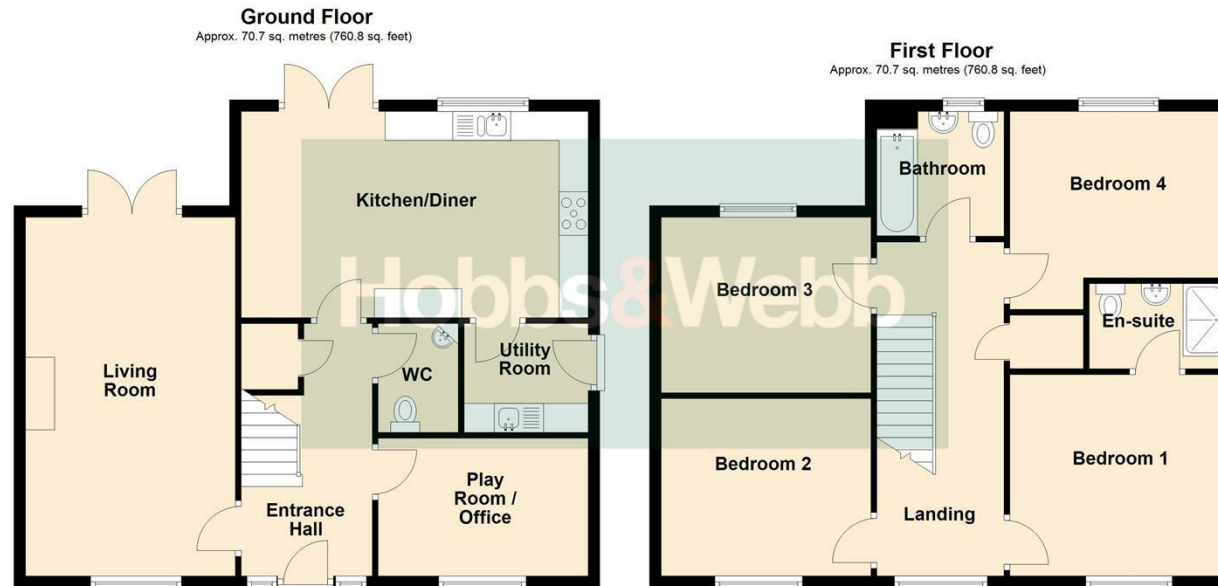












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Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.