



Hobbs&Webb

GARLAND AVENUE
Weston-Super-Mare, BS24 7JQ

Price £265,000



Hobbs & Webb are delighted to present this beautifully presented two-bedroom end of terrace home, perfectly positioned within the highly desirable Locking Parklands development. Offered to the market with no onward chain, this property is an excellent choice for first-time buyers, investors, or those looking to downsize.

The accommodation is light and welcoming throughout, comprising a spacious entrance hall, ground floor cloakroom, modern fitted kitchen, and a bright lounge/diner with direct access to the rear garden. Upstairs, the landing leads to two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a low-maintenance, two-tiered rear garden—ideal for relaxing or entertaining—as well as two allocated parking spaces conveniently located at the front of the house.

With its stylish presentation, practical layout, and fantastic location close to local amenities, schools, and commuter links, this lovely home is sure to attract strong interest. Early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

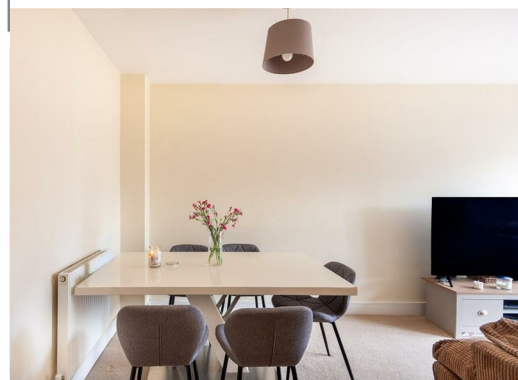
EPC Rating: B

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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Entrance door, radiator, laminate flooring, stairs rising to first floor landing and doors to:

Cloakroom

Two piece suite with low level WC, wash hand basin, radiator and laminate flooring.

Kitchen

10'2 x 7'3 (3.10m x 2.21m)

Fitted with a range of wall and base units with worktop space over, sink unit with mixer taps, underlighting, integrated dishwasher and fridge/freezer, built-in oven and hob with stainless steel extractor over, plumbing for washing machine. uPVC double glazed window to front, radiator and laminate flooring.

Lounge/Diner

15'10 x 15'1 narrowing to 11'5 (4.83m x 4.60m narrowing to 3.48m)

Double glazed window to rear and double glazed French doors to garden. two radiators, built-in storage cupboard.

Landing

Access to loft space, door to:

Bedroom One

15'2 x 9'9 max (4.62m x 2.97m max)

Floor to ceiling uPVC double glazed windows to front, radiator, built-in storage cupboard, television and telephone points.

Bedroom Two

15'2 x 9'1 (4.62m x 2.77m)

Two uPVC double glazed windows to rear aspect, radiator, television and telephone points.

Bathroom

Panelled bath with shower over and glass screen, low level WC and wash hand basin. Tiled surround, tiled flooring, heated towel rail, ceiling spotlights and extractor fan.

Garden

The rear garden is laid to paving and stone chippings, arranged over two levels with a garden shed at the bottom of the garden and rear gate.

Allocated Parking

There is allocated parking for two vehicles.

Agent Note

Maintenance charge for area - £80 per quarter.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water I
- Water metered
- Gas central heating
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we

PROPERTY DESCRIPTION

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

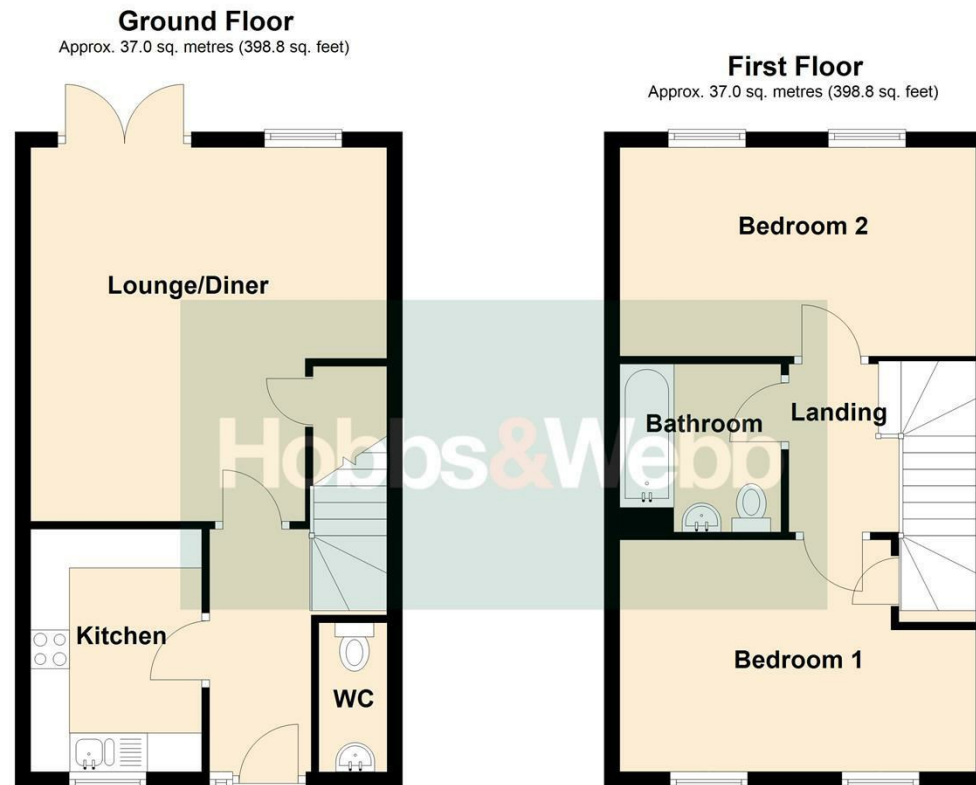
Flood Information:

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









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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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.