

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



## Locking Castle £240,000

- \* 2 Bedrooms
- \* Modernised Throughout
- \* Modern Kitchen
- \* Enclosed Rear Garden
- \* Off Road Parking
- \* Modern Bathroom



114 High Street, Worle, BS22 6HD

## 3 Charlock Road, Locking Castle, Weston super Mare, BS22 8NQ

### Description

2 bedroom houses are frequently available as a mid or end terrace, however, 2 bedroom semi's are of course preferred but much more difficult to source. This particular 'semi-detached' features adjacent driveway parking for multiple vehicles. Modern Kitchen and Modern Bathroom. Situated in a no through road position close to local shops and is ideal for commuters with access to Flowerdown Bridge and Somerset Avenue.

### Accommodation

#### Entrance

Laminate flooring. Radiator. Staircase rising to first floor accommodation. Door to

#### Lounge 10' 3" x 14' 0" (3.12m x 4.26m)

Double glazed window to front aspect. Under stairs cupboard with space and plumbing for washing machine. Radiator. Door to

#### Kitchen/Diner 13' 5" x 9' 1" (4.09m x 2.77m)

A Modern Kitchen fitted with a range of wall mounted and base units with wooden style worksurfaces with complimenting splashback and upstands. Single bowl sink with central mixer tap. Built in induction hob with extractor over. Built in electric oven. Space for upright Fridge/Freezer. Built in Beko slimline dishwasher. Radiator. Laminate flooring. Double glazed window to rear aspect. Double glazed patio doors to rear garden.

#### First Floor Landing

Doors to all rooms, access to loft space. Airing cupboard with shelving.

#### Bedroom 1 13' 6" x 12' 2" max (4.11m x 3.71m)

Two double glazed windows to front aspect. Radiator.

#### Bedroom 2 10' 6" x 7' 2" (3.20m x 2.18m)

Double glazed window to rear aspect. Radiator.

#### Bathroom 6' 0" x 6' 2" (1.83m x 1.88m)

Comprising a new white suite of panelled bath with glass shower screen, tiled walls with mains shower over. W.C. Circular sink with central mixer tap and storage under. Ladder style radiator. Double glazed obscure window to rear aspect. Extractor fan.

#### Outside

To the front of the property there is id a driveway and additional parking. The pathway leads to the front door, with an additional storage cupboard. There is a side gate and pathway leading to the rear garden which is enclosed by panelled fence and mainly laid to lawn, with an area of patio and decking. Raised flower boarders. Outside tap.

#### Tenure

Freehold.

#### Material information

We have been advised the following;

Gas- Mains

Electricity- Mains

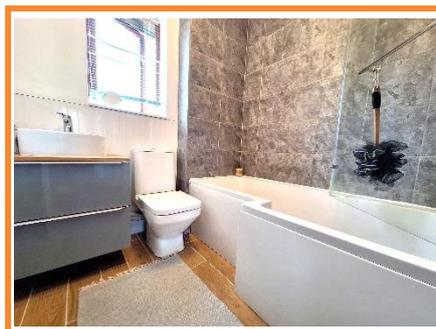
Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax Band – B



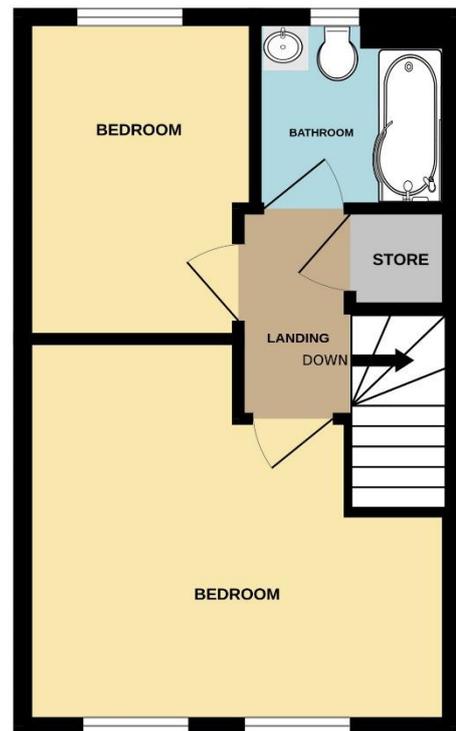
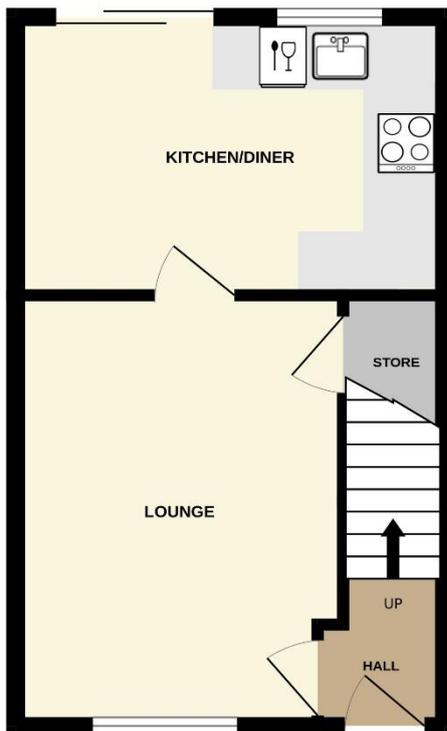
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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