



Hobbs & Webb

THE ORCHARD
Weston-Super-Mare, BS24 8DU

Price £435,000



Offered to the market with no onward chain complications, this extended four-bedroom detached family home is ideally positioned in the heart of the ever-popular Locking Village.

Beautifully presented and well-proportioned throughout, the accommodation offers versatile living space perfectly suited to modern family life. Upon entering, you are welcomed by a bright entrance hall leading to a generous lounge and a separate sitting room, providing flexible reception space for both relaxing and entertaining. The impressive 18ft kitchen/dining room forms the hub of the home, offering ample space for family dining and social gatherings, complemented by a separate utility room and convenient ground floor WC.

Upstairs, the property continues to impress with four well-sized bedrooms. The master bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a contemporary family bathroom, all accessed from a spacious landing.

Externally, the property enjoys a delightful south-facing rear garden, thoughtfully arranged with a combination of patio and lawn areas —ideal for outdoor entertaining and family enjoyment. The garden also features a charming seating area and a versatile outbuilding/bar space, perfect for hosting or relaxing in the warmer months. A detached garage further enhances the practicality of this fantastic home.

Located within the sought-after Locking Village, the property is well placed for local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

Lounge

17'7 x 12'10 (5.36m x 3.91m)

uPVC obscured double glazed entrance door into the lounge, uPVC double glazed window to the front aspect, radiator, wood burning stove with tiled hearth, coved ceiling, wood effect laminate flooring, stairs rising to the first floor landing and door to:-

Inner Hall / Utility Area

A range of wall and base cupboards with rolled edge work surfaces and inset sink with mixer tap over and tiled splashbacks. Space and plumbing for washing machine and tumble dryer, radiator, vinyl flooring, uPVC double glazed door providing access to the rear garden and doors to the WC, Sitting Room & Kitchen/Dining Room.

WC

Low level WC, wall mounted gas 'Glow-worm' combi boiler, vinyl flooring and shelving.

Sitting Room

10'6 x 9'2 (3.20m x 2.79m)

Coved ceiling, uPVC double glazed French door and side units providing access to the rear garden, radiator and wood effect vinyl flooring.

Kitchen/Dining Room

18'2 x 11'6 (5.54m x 3.51m)

Coved ceiling, uPVC double glazed windows to front and rear, a range of wall and base cupboard and drawer units with rolled edge work surfaces and tiled

splashbacks. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for range style gas cooker, space for fridge/freezer, tiled effect vinyl flooring in the kitchen area, carpet in the dining area and radiator.

Landing

A split landing with coved ceiling, radiator, loft access and doors to the bedrooms, family bathroom and WC.

Bedroom One

18'2 max (12'3 min) x 11'6 (5.54m max (3.73m min) x 3.51m)

uPVC double glazed bay windows to the front and side aspect, radiator, space for wardrobe and door to the en-suite bathroom.

En-suite Bathroom

White panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with twin taps over, low level WC, partially tiled walls, extractor fan, uPVC obscure double glazed window to the rear, radiator, and vinyl flooring.

Bedroom Two

13'2 x 10'2 (4.01m x 3.10m)

Coved ceiling, uPVC double glazed window to the front aspect and radiator.

Bedroom Three

11'0 x 10'2 (3.35m x 3.10m)

Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

PROPERTY DESCRIPTION

Bedroom Four

10'1 x 7'4 (3.07m x 2.24m)

uPVC double glazed window to the front aspect and radiator.

Bathroom

White panelled bath with twin taps over, electric shower and tiled surround.

Pedestal wash hand basin with twin taps over, radiator and vinyl wood effect flooring.

WC

uPVC obscured double glazed window to the rear aspect, low level WC and wood effect vinyl flooring.

Rear Garden

Enjoying a southerly aspect, the rear garden is laid to patio, lawn and stone chippings with mature flower borders and fencing boundaries. Outside tap, rear access door to the garage and double gates to the rear.

Garage

Up and over door, power and lighting.

Agent Note

Please note there is a rent charge of £12.00 per year.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.

- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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

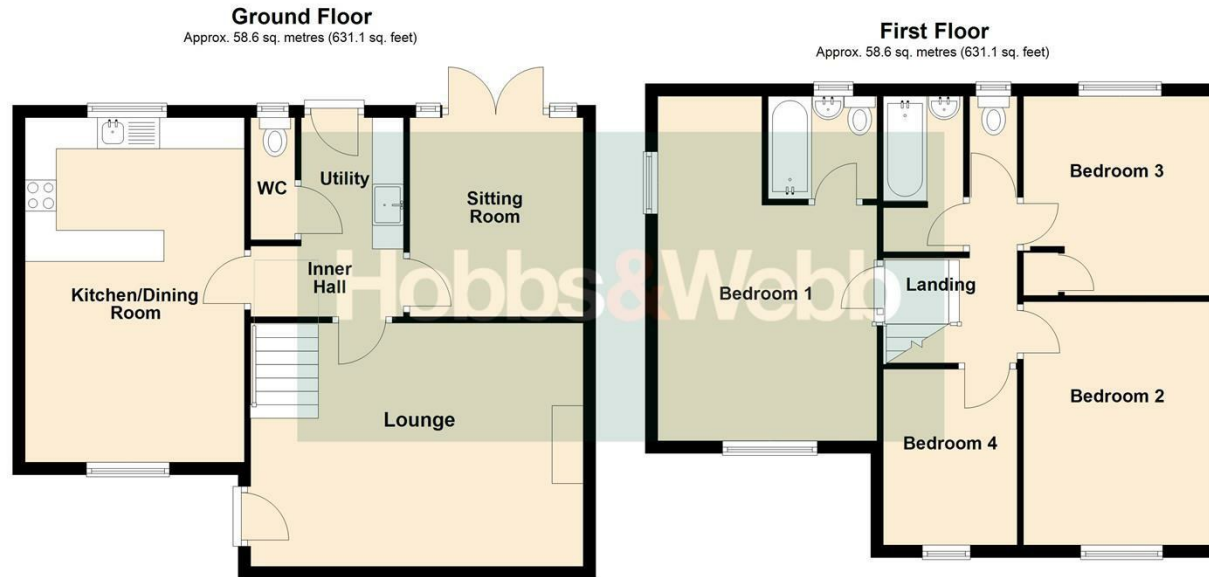
Flood Information:

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









Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

01934 644664

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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.