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Locking Camp

£240,000

- * Semi Detached Home
- * 19' Kitchen/Diner
- * 2 Double Bedrooms
- * Good Size Rear Garden
- * Fronting on to Green Space
- * 2 Parking Spaces



114 High Street, Worle, BS22 6HD

16 Oxford Square, Locking, Weston-s-Mare, BS24 7DP

Description

A lovely size 2 bedroom semi detached house, in Locking Camp, set away from the road, fronting on to green space making it more child and pet friendly. The double glazed and gas centrally heated accommodation includes a separate lounge and impressive 19' kitchen/dining room. Both bedrooms can be considered as good 'doubles' and many will appreciate the size of the entrance hallway, providing independent access to the lounge and kitchen/diner. There are 2 allocated parking spaces in close proximity.

Accommodation

Entrance

Front entrance door with adjacent glazed side panel and canopy shelter over. Outside light.

Entrance Hall

Staircase rising to the first floor accommodation. Built-in cupboard, radiator. Double glazed door to the rear garden.

Lounge 15' 0" x 11' 0" (4.57m x 3.35m) Radiator. Dual aspect double glazed windows to front and rear.

Kitchen/Diner 19' 0" x 8' 4" (5.79m x 2.54m)

A lovely size room for a 2 bedroom home, comprising fitted wall and base units with roll edge work surfaces, sink unit with mixer tap and tiling to splash backs. Space for cooker, washing machine, slimline dishwasher and American style fridge/freezer. Space for table and chairs. Gas fired boiler. A dual aspect room with double glazed windows to front and rear.

First Floor Landing

Radiator. Access to loft space.

Bedroom 1 15' 0" x 11' 0" (4.57m x 3.35m) plus built-in wardrobe. Radiator. Double glazed window to front aspect with pleasant outlook over green space.

Bedroom 2 11' 6" x 9' 10" (3.50m x 2.99m) plus built-in wardrobe. Radiator. Double glazed window to front aspect with pleasant outlook over green space.

Bathroom 5' 11" x 4' 8" (1.80m x 1.42m)

White suite of panelled bath and wash hand basin. Radiator. Obscure double glazed window.

Separate WC

WC and obscure double glazed window.

Outside

Open plan front garden laid to lawn. 2 allocated parking spaces close by, positioned to the side of the two semi detached houses. The rear garden is enclosed and of a very good size, laid principally to grass with pathway. Storage shed to side plus gated side access to shared pathway.



Tenure

Freehold. Council tax band is 'B'. There is an annual management charge of circa £490 for the upkeep of the local area, green spaces and parks.



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.

Outlook to Front



2 Parking Spaces



The energy rating for this property is 'D'

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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