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Locking Parklands £275,000

* Nearly New Home Close to Schools
* Beautifully Presented Semi
* Stylish 17' Kitchen/Dining Room
* 2 Double Bedrooms
* Good Size Landscaped Gdn
* Driveway with EV Charger







114 High Street, Worle, BS22 6HD

8 Rosehip Lane, Locking Parklands, Weston super Mare BS24 7QT

Description
Nearly new home and superior design as large as many modern 3-bedroom semi's, benefitting from an adjacent driveway which determines that the rear garden is wider and of a very good size for a 2-bedroom home. An energy efficient 'B' rated Keepmoat house to the 'Carlton' design featuring stylish 14' 7" living room and spacious kitchen diner, 2 superb 'double' bedrooms and that all important downstairs cloakroom. The sellers are buying another new home which will end the chain.

Accommodation

Entrance Hall
The property is accessed via a part glazed composite front door opening into the entrance hall complete with tiled floor, radiator, stairs to first floor accommodation and stairs to

Kitchen Diner
A fantastic sized room fitted with a range of shaker style wall mounted and base units with work surface, matching up stands, a 1.5 bowl stainless steel sink and drainer unit with central mixer tap and tiling to splash backs. electric oven a hob with cooker hood over. Built in Washing Machine and Dishwasher and space for American style Fridge Freezer. There is an under stairs storage cupboard housing a hot water tank and electrical consumer unit. Door to.

Cloakroom WC
Fitted with a low-level WC and space saving pedestal wash hand basin with tiling to splash back, tiled floor, spotlights and obscure uPVC double glazed window to side aspect. double radiator.

Lounge 14' 4'' x 11' 2'' (4.37m x 3.40m)
Spanning the width of the property the good size lounge has a double-glazed uPVC door and side window opening onto the rear garden and features a tiled floor and double radiator.

First Floor Landing
Doors to all first-floor rooms plus a useful storage cupboard with shelving. Radiator and loft hatch providing access to a partially boarded loft space.

Bedroom 1 14' 7'' MAX x 11' 11'' MAX (4.44m x 3.63m)
Reducing to 11'5 x 6' 3", a good double room with ample space for wardrobes. Featuring decorative panel beading to one wall and full-length uPVC double glazed window to front aspect and further double-glazed uPVC door opening onto a Juliet Balcony.

Bedroom 2 14' 8'' x 9' 4'' (4.47m x 2.84m)
An impressive second bedroom with dado rail, double radiator and uPVC double glazed window to rear aspect.

Bathroom 7' 0'' x 8' 0'' (2.13m x 2.44m)
White suite comprising of panelled bath with central mixer tap and mains shower over. Glass shower screen. Pedestal wash hand basin with central mixer taps and tiled to splashback. Part tiled walls. Downlighting, extractor fan. Obscure uPVC double glazed window to side aspect. Double radiator.







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.

Outside

The rear garden spans the width of the property and adjacent driveway making it a larger than average garden for a 2-bed design. Accessed from the lounge the garden is features a patio area with decorative 'stepping stone' pathway inset into plum slate leading to a further patio and seating area and lawned section. Furthermore, the air source heat pump is situated at the rear of the property. The garden itself is enclosed by fencing and provides gated side access to the double length driveway with EV charging point.

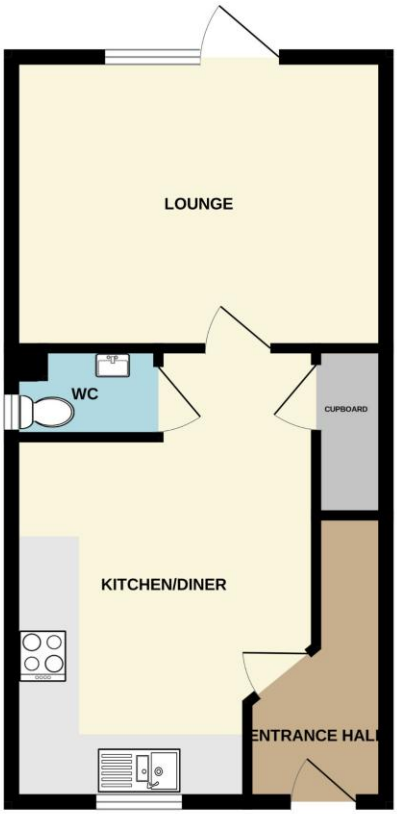


Tenure -Freehold

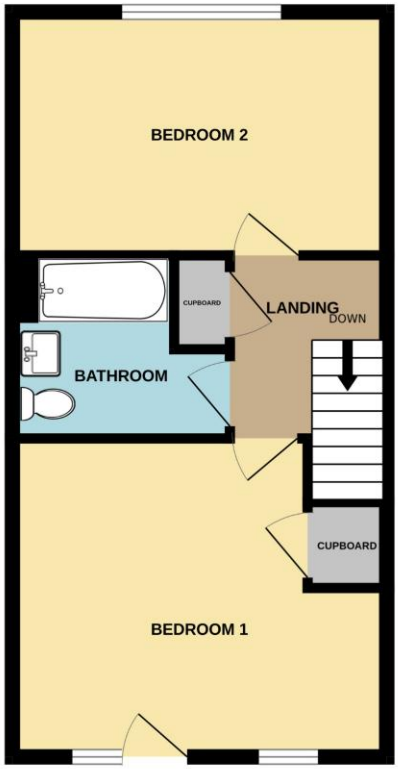
N.B

We understand there will be an estate charge of approximately £200 per year, however this is not being charged at present and will commence at some point in the future, you should request that your solicitor investigate the exact cost and start date of the charge.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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