Hobbs&Webb

LOCKING MOOR ROAD

Weston-Super-Mare, BS22 8PL

Price £360,000

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Situated in a highly sought-after location, this beautifully presented semi-detached bungalow offers spacious and well-appointed accommodation throughout, complemented by attractive gardens, generous off-road parking and excellent local amenities. Ideally positioned, Milton train station is just a short walk away, providing convenient transport links, while a local public house, Tesco Express and Flowerdown Retail Park are all within easy reach.

The property is approached via an extensive concrete block-paved driveway providing ample parking for several vehicles. The attractive frontage is enhanced by a well-maintained lawn, mature palm trees and established planting, creating superb kerb appeal.

Internally, a welcoming entrance hall provides access to the well-planned accommodation. The spacious lounge offers an ideal space for relaxing and entertaining, whilst the separate dining room provides an excellent setting for formal dining and family gatherings.
The heart of the home is the stunning refitted kitchen, beautifully finished with a range of contemporary units, quality work surfaces and integrated appliances, combining style with practicality.

The property benefits from two generous double bedrooms, including an impressive principal bedroom with a modern en-suite bathroom. A further double bedroom is served by a stylish shower room, making the accommodation ideal for guests or family members.

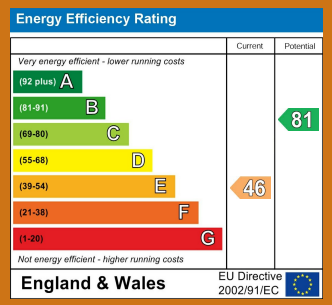
Combining spacious single-storey living, high-quality presentation and an enviable location close to everyday amenities and transport links, this exceptional bungalow is sure to appeal to a wide range of purchasers.

Local Authority

North Somerset Council Tax Band:

Tenure: Freehold

EPC Rating: E



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

uPVC obscured double glazed entrance door with side obscured panels, beamed ceiling, two radiators, loft access with drop down ladder, and doors to the bedrooms, shower room, dining room and kitchen/diner.

Bedroom One

13'8 x 11'7 (4.17m x 3.53m)

uPVC double glazed window to the front aspect, coved ceiling, radiator and door to:-

En-suite Bathroom

Panelled bath with mixer tap and shower attachment over. Low level WC. Vanity wash hand basin with mixer tap over, radiator, partially panelled walls, tiled flooring, uPVC obscured double glazed window to the rear, coved ceiling and extractor fan.

Bedroom Two

12'2 x 10'2 (3.71m x 3.10m)

Coved ceiling, uPVC double glazed French doors providing access to the rear garden and two built in wardrobes.

Dining Room

11'8 x 13'6 (3.56m x 4.11m)

uPVC double glazed bay window to the front aspect, radiator, coved ceiling and archway through to the lounge.

Lounge

15'3 x 10'7 (4.65m x 3.23m)

uPVC double glazed window to the front aspect, electric fire with feature surround, television point and coved ceiling.

Shower Room

Fully tiled corner shower cubicle with rainfall shower and additional shower attachment. Vanity wash hand basin with mixer tap over. Low level WC, tiled walls, radiator, uPVC obscured double glazed window to the side aspect and tiled flooring.

Kitchen/Diner

21'3 x 11'2 (6.48m x 3.40m)

A range of wall and floor cupboard and drawer units with quartz work surfaces and glass splashaback. One and a half bowl sink and drainer unit with mixer tap over. Eye level double oven. Integrated fridge/freezer, washing machine and dishwasher. Space for tumble dryer. Four ring ceramic hob with extractor hood over. Central island and breakfast bar with quartz work surfaces. Concealed wall mounted gas combi boiler. Wood effect laminate flooring, uPVC double glazed French doors providing access to the rear garden, uPVC double glazed window to the side aspect and uPVC obscured double glazed door providing access to the covered porch.

Covered Porch

Polycarbonate roof, space for a chest freezer and gate providing access to the rear garden.

PROPERTY DESCRIPTION

Rear Garden

Laid to composite decking and artificial lawn with stone chipping decorative border, fencing to each side, side access and timber shed.

Driveway & Front Garden

The property is approached via a generous concrete block paved driveway providing ample off road parking for multiple vehicles. A neatley maintained front garden, laid mainly to lawn with mature palm trees and established planting, creates an attractive and welcoming frontage.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not.
- Gas central heating
- Mains drainage

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

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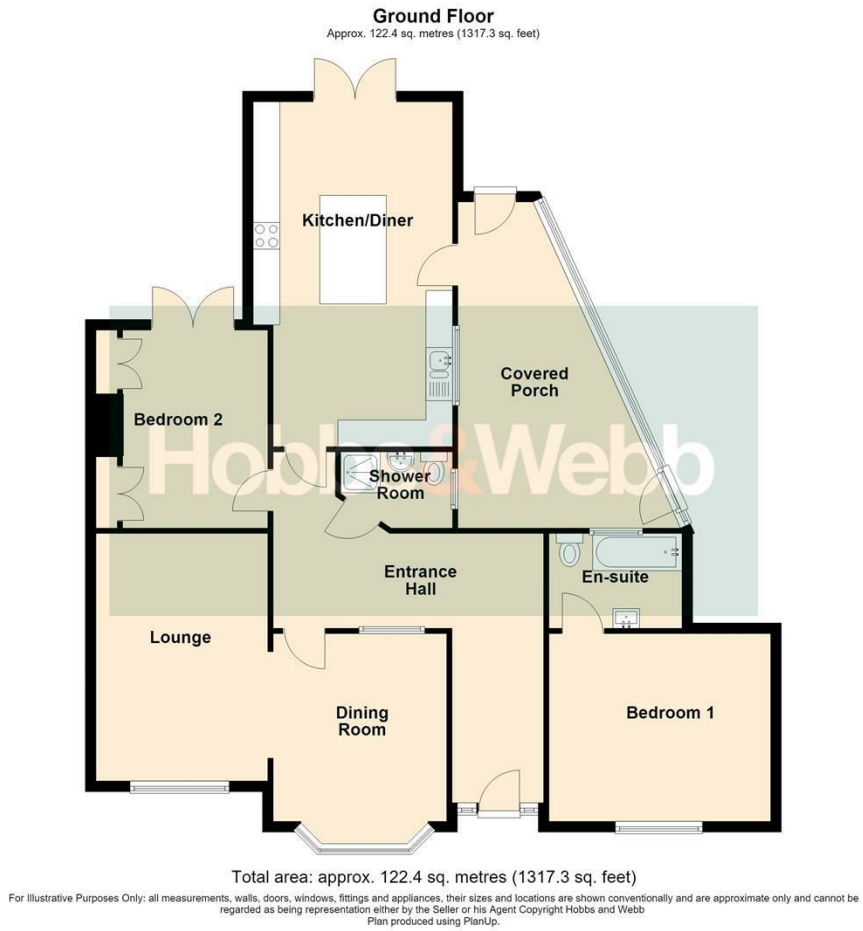

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Open 7 days a week

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 replied upon for furnishing purposes and are approximate.