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Blaisdon, Locking Castle

£250,000

- * *Semi Detached House*
- * *2 Double Bedrooms*
- * *Lovely Southerly Garden*
- * *18' x 9' Garage*
- * *12'8" Kitchen/Diner*
- * *Favoured Location*



114 High Street, Worle, BS22 6HD

43 Blaisdon, Locking Castle, Weston-s-Mare, BS22 8BL

Description

A rare opportunity to acquire a 2 bedroom house with this combination of assets making it an extremely well rounded proposition. The larger than average 18' x 9' garage, attached to the property, ensures that the southerly facing rear garden is also larger than usual too. Many will favour a layout featuring a separate 15' lounge, separate hall and stairs, and kitchen/diner to the rear, which has been re-styled with a white gloss finish. The original bathroom has been re-designed into a modern shower room, complementing 2 bedrooms which can both accommodate a double bed. Blaisdon is a sought after and well regarded 'crescent' within reach of local shops and amenities, useful for commuters too. You really can't expect much more from a modern 2 bedroom house, most tend to be terraced, so a 'proper semi' is sure to appeal.

Accommodation

Entrance

Double glazed front entrance door with canopy over, opening to

Entrance Hall

Laminate flooring, radiator. Staircase rising to the first floor accommodation.

Lounge 15' 4" x 9' 3" (4.67m x 2.82m) plus built-in under stairs storage cupboard. Laminate flooring, radiator, double glazed window to front aspect.

Kitchen/Diner 12' 8" x 8' 7" (3.86m x 2.61m) Re-styled with white gloss wall and base units, roll edge work surfaces and inset 1 and 1/2 sink unit, mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob. Space for upright fridge/freezer and washing machine. Space for table and chairs. Radiator, double glazed window and door to rear garden.

First Floor Landing

Access to loft space, coved ceiling.

Bedroom 1 10' 6" min. up to wardrobe x 9' 3" (3.20m x 2.82m) plus wardrobes fitted to one wall. Coved ceiling, radiator, double glazed window to front aspect.

Bedroom 2 10' 7" min. up to wardrobe x 8' 2" (3.22m x 2.49m) plus mirrored wardrobes to one wall and built-in cupboard housing the gas fired boiler. Coved ceiling, radiator, double glazed window to rear aspect.

Shower Room 6' 3" x 6' 3" (1.90m x 1.90m) Re-styled to a shower room with walk-in enclosure and mains shower. Vanity unit/wash hand basin with cupboard below. Low level WC. Partly tiled walls. Wood effect floor. Radiator, extractor fan. Obscure double glazed window.

Outside

Good size front garden laid to lawn with shrubs. An adjacent driveway provides off road parking and leads to the larger than average single garage, measuring 18' x 9' approximately. This has an up and over door, power and light, plus loft storage and personal door to the rear garden. The rear garden is a particular feature of this property, being of a very good size for a 2 bedroom modern home, and principally split into two areas. Enjoying a southerly aspect, initially the garden is laid to patio and stone chippings for ease of maintenance, with outside tap. Gated access to a lovely size area of lawn with established shrubs and trees.

Tenure

Freehold, council tax band is '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.

Other Material Information

Gas central heating and double glazing. GOV.UK illustrates a low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 49-75 mbps, source: Openreach. This property does back onto a railway line.

The energy rating for this property is tbc.

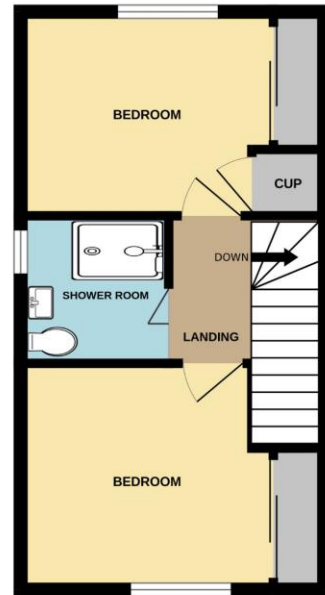
Rear Garden



GROUND FLOOR



1ST FLOOR



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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