



**Hobbs & Webb**

SCARF DRIVE, LOCKING PARKLANDS

Weston-super-Mare, BS24 7LT

Price £315,000





PRICED TO SELL - VENDORS FOUND! "As good as new" is the best way to describe this well cared for three bedroom semi-detached house built by St. Modwen Home in Locking Parklands, perfect for first time buyers or a small family.

One of the many features of this lovely home, is it's larger than average garden which is laid to low maintenance artificial lawn and patio, and enjoys a good degree of privacy -a rarity in modern homes.

The accommodation is immaculately presented throughout and comprises; entrance hall, cloakroom with useful understands cupboard, 16ft kitchen/diner with french doors leading to the rear garden, stylish lounge with bay to the front, landing, master bedroom with fitted wardrobe and en-suite shower room, two further bedrooms (one currently being used as a dressing room) and family bathroom. Outside you will find a generous size rear garden and larger than average single garage measuring 24ft x 11ft.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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**

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# PROPERTY DESCRIPTION

## Entrance Hall

Composite front entrance door with full length glazed pane to the side. Stairs rising to the first floor landing and doors to cloakroom, lounge and kitchen/diner.

## Cloakroom

Low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, radiator, mosaic tiled flooring, extractor fan and large under-stairs storage cupboard.

## Lounge

14'5 x 16'8 (4.39m x 5.08m)

A lovely bright room with three uPVC double glazed windows to the front and side, Two radiators. Media wall with stylish wall mounted electric fire and recess for television with power point, shelving to the recess of the media wall.

## Kitchen/Diner

17'8 x 8'10 (5.38m x 2.69m)

A modern fitted kitchen with white gloss wall and base cupboard and drawer units with squared edge work surfaces and upstands, tiled splashbacks and lighted plinths. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, dishwasher and tall fridge/freezer. uPVC double glazed window, radiator, wood effect parquet flooring and uPVC double glazed French doors to the rear garden.

## Landing

Radiator, over-stairs storage cupboard, loft access and doors to the bedrooms and bathroom.

## Bedroom One

11'9 x 10'0 extending to 16'9 (3.58m x 3.05m extending to 5.11m)

A lovely master bedroom with fitted wardrobes and dressing area, full length uPVC double glazed window to front, radiator, television & telephone points, wall mounted thermostat, uPVC sliding patio door to the Balcony with decked flooring and pleasant outlook, door leading to:-

## En-suite Shower Room

A contemporary suite comprising fully tiled shower cubicle with electric power shower and glass sliding door. Pedestal wash hand basin with mixer tap over, shaver point, low level WC, heated towel rail, extractor fan and tiled flooring.

## Bedroom Two

10'7 x 9'9 (3.23m x 2.97m)

uPVC double glazed window to the rear, radiator, telephone and television points.

## Bedroom Three

9'10 x 6'6 (3.00m x 1.98m)

Currently being used as a dressing room but of good proportion, uPVC double glazed window to rear and radiator.

## Bathroom

A modern fitted bathroom suite comprising paneled bath with mixer tap and

## PROPERTY DESCRIPTION

mains shower over and tiled surround Pedestal wash hand basin with mixer tap over, low level WC, shaver point, uPVC obscured double glazed window to the side, partially tiled walls, extractor fan, heated towel rail and tiled flooring.

### **Rear Garden**

A larger than average and extremely private garden which is laid to easy maintenance of artificial lawn, stone chippings and patio areas with fencing to each side. Outside tap, light and side access door to the garage

### **Garage & Driveway**

24'3 x 11'8 (7.39m x 3.56m)

A great size garage with up and over door, pitched roof, power, lighting and side access door to the rear garden. To the front of the garage is a block paved driveway providing off street parking for two vehicles.

### **Tenure**

We have been informed the property is freehold tenure. All residents located within the development contribute towards the up keep of the surrounding areas. The seller has advised us this is £80 per quarter.







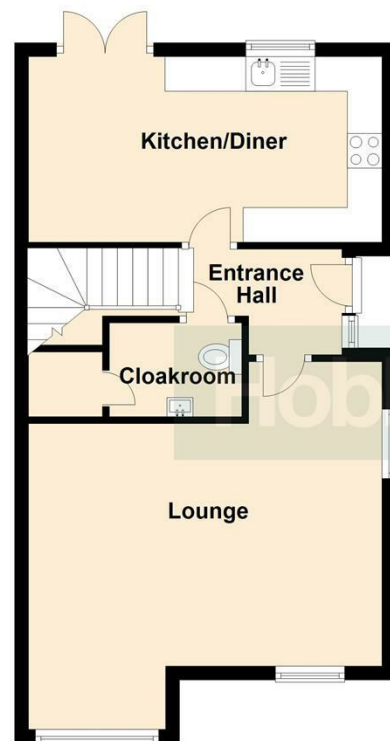




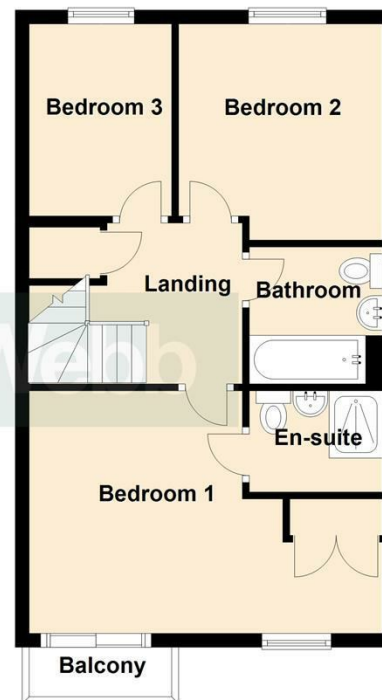




### Ground Floor



### First Floor



Total area: approx. 90.6 sq. metres (974.9 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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### 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.