



**144 Elm Tree Road, Locking, Weston super Mare, N Somerset, BS24 8EL**

**£465,000**

- Immaculately Presented Extended Detached Bungalow
- Kitchen/Dining/Sun Room
- Low Maintenance Rear Garden
- Locking Village Location
- Lounge
- En- Suite & Separate Shower Room
- Double Glazed & GCH
- Ample Private Parking for Many Vehicles

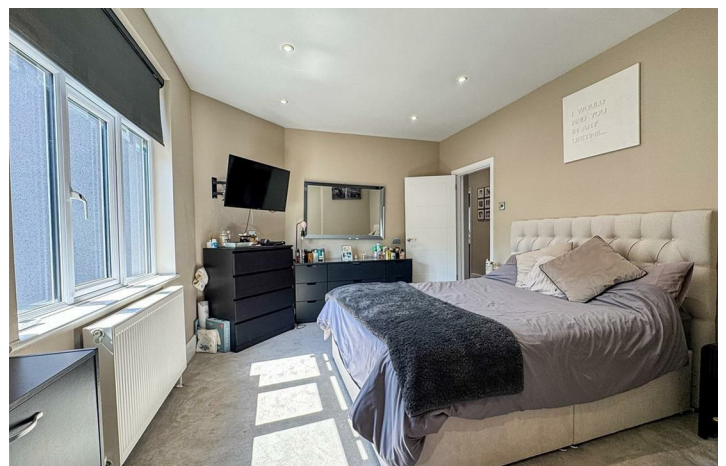
# 144 Elm Tree Road, Weston super Mare BS24 8EL

Rachel J Homes is thrilled to market this beautifully presented detached bungalow situated in the popular village of Locking. The owners have completely updated and modernised this home and it's immaculate and spacious accommodation is ready for someone to "just move in". Locking village has many things to offer in that it is close to schools, shops, amenities and transport links. The recently extended accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen/Dining/Sun Room, Three Double Bedrooms, Ensuite to Master, Shower Room, Low Maintenance Rear Garden, Front Garden which has been block paved and provides parking for many vehicles and has electric gates to the front for security. Added benefits of this superb home include double glazing, gas central heating and the vendor has found a property. Accompanied viewings - CALL NOW!!



EPC  
D

Council Tax Band: D



### **Entrance Hallway**

Composite entrance door, vertical radiator, wooden flooring, loft hatch, hive heating controls, doors off to all rooms.

### **Lounge**

**4.29 x 3.39 (14'0" x 11'1")**

Upvc Double glazed bay window to front, media wall with storage, electric feature fire, electric blinds, TV point, radiator, wooden flooring.

### **Kitchen / Dining / Sun Room**

**7.29 x 3.50 (23'11" x 11'5")**

Upvc Double glazed windows and French doors to rear, range of wall and base units with worksurface over and splashback, wall mounted boiler housed in cupboard, central island with composite sink and drainer with mixer tap over, gas hob with extractor over and electric oven under, space for dishwasher, utility cupboard with space for washing machine and tumble dryer, wooden floors,

### **Master Bedroom**

**5.00 x 3.37 (16'4" x 11'0")**

Upvc Double glazed window to side, radiator, built-in wardrobes, door to;

### **En-Suite**

**3.29 x 1.99 (10'9" x 6'6")**

Upvc Double glazed window to side, panel bath with hand held hot water mixer shower, wash hand basin set into vanity unit, low-level W/C, tiled floor, part tiled walls, radiator.

### **Bedroom Two**

**5.17 x 3.43 (16'11" x 11'3")**

Upvc Double glazed bay window to front, electric blinds, radiator.

### **Bedroom Three**

**3.77 x 3.26 (12'4" x 10'8")**

Upvc Double glazed bay window to front, radiator.

### **Shower Room**

**2.39 x 1.47 (7'10" x 4'9")**

Upvc Double glazed window to rear, walk-in shower with double hot water sunflower shower, low level W/C, wash hand basin set into vanity unit, radiator, fully tiled floor and walls, touch screen wall mounted mirror.

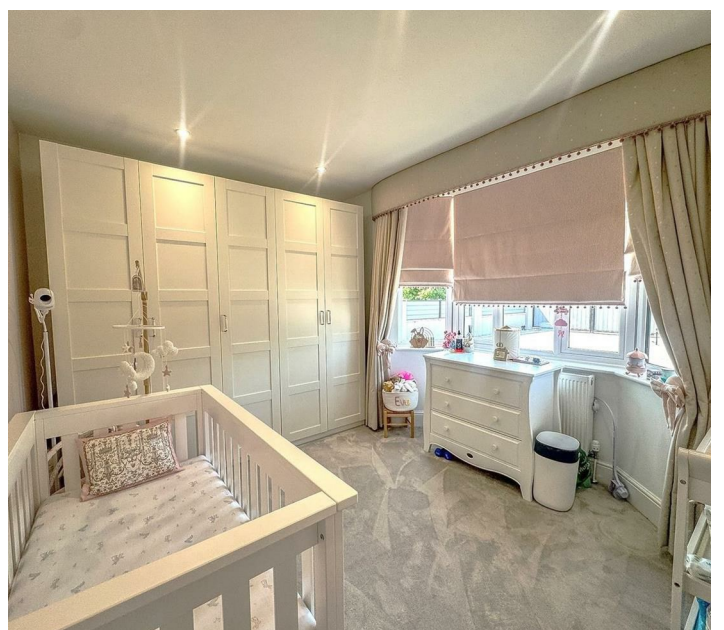
### **Rear Garden**

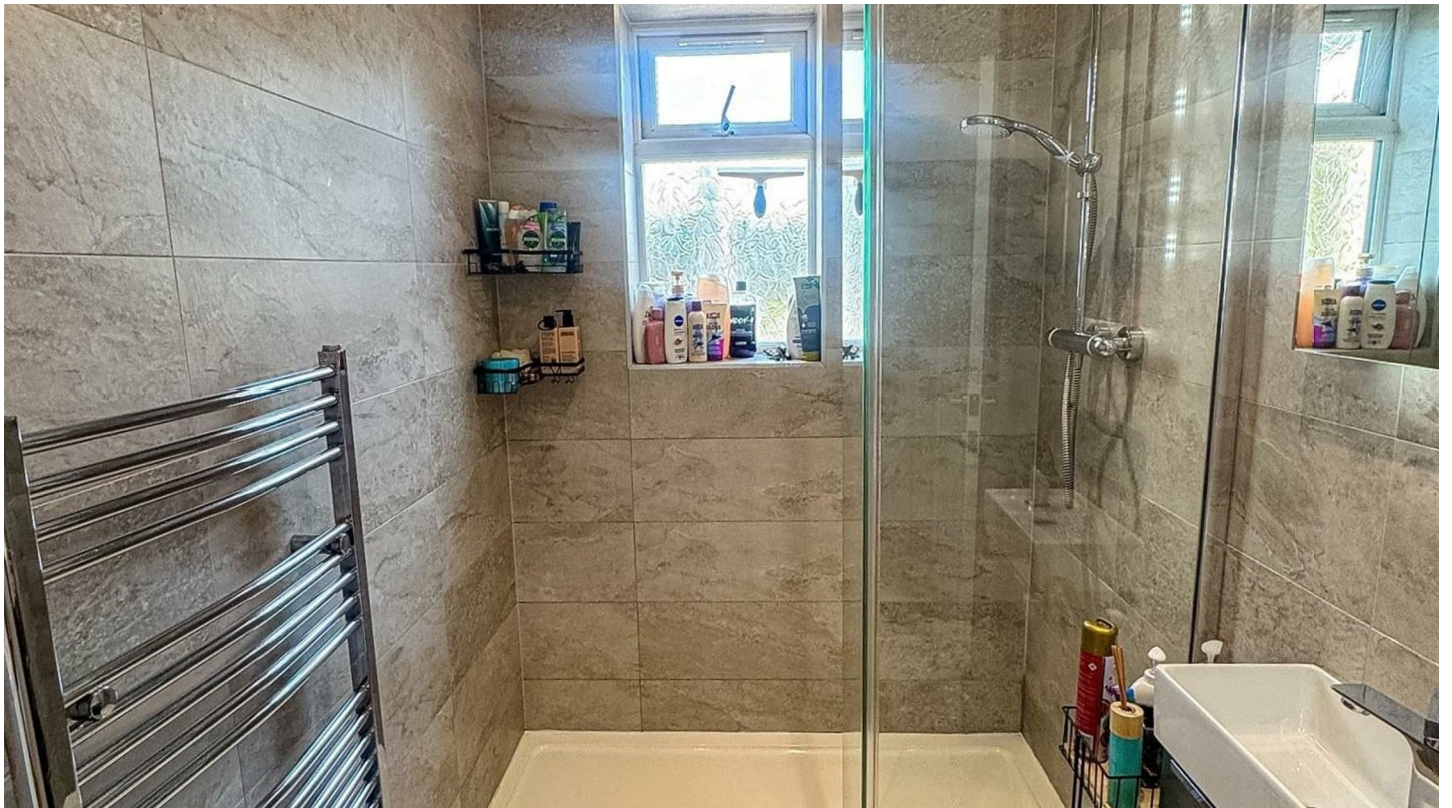
Enclosed by wall and fencing, laid to patio with inset

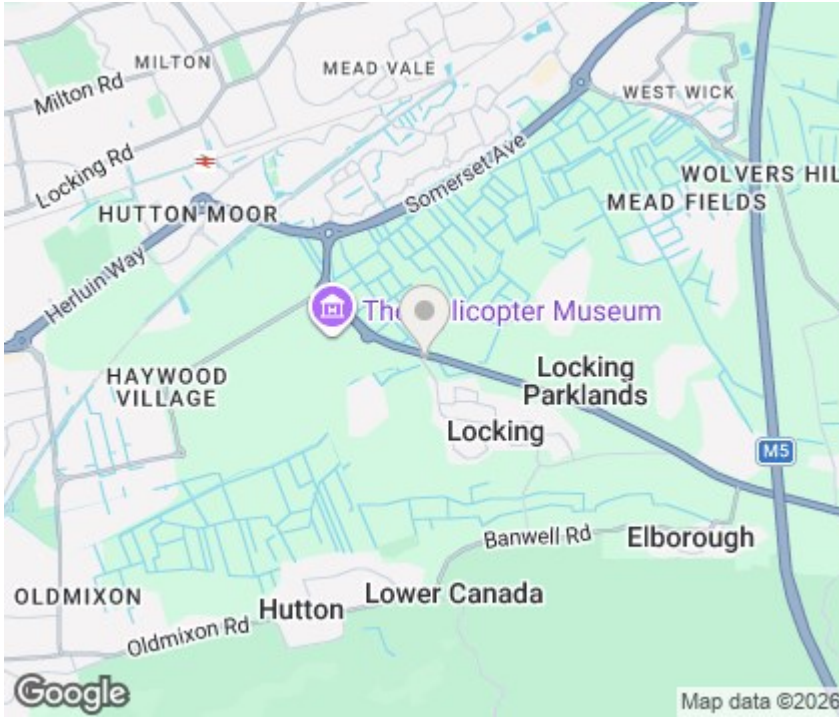
lights, undercover seating area, Astro-Turf, raised borders with mature shrubs and trees, storage shed, outside tap, side access to front.

### **Front**

Accessed through electric gates laid to block paving with parking for numerous vehicles







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

