



6 Cruickshank Grove, Locking Parklands, Weston-super-Mare, BS24 7NL

£132,500

- 50/50 Shared Ownership Scheme
- Two Double Bedrooms
- Kitchen
- Low Maintenance Garden
- Modern Terrace House
- Lounge/Diner
- Downstairs Cloakroom
- Two Allocated Spaces

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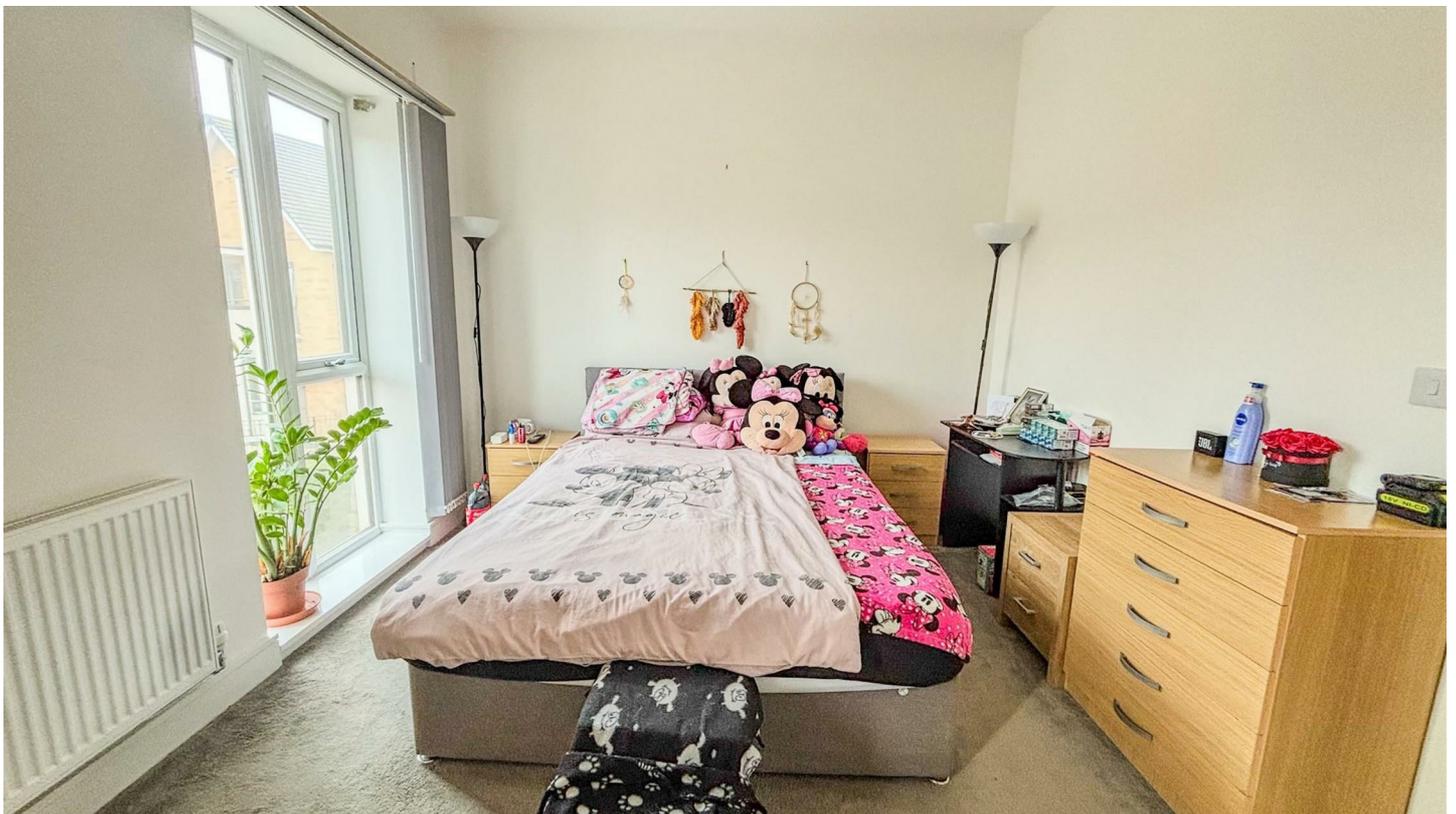
Rachel J Homes is delighted to market this Beautifully Presented Modern Terrace House ideally situated on the popular development of Locking Parklands. If you are a first time buyer this is a fantastic opportunity as the property is being sold on a 50/50 Shared Ownership basis. If you are looking for a home that can offer great size rooms and one that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, Rear Garden and Parking for Two Vehicles. Added benefits of this super home include double glazing, gas central heating, NHBC certificate until 2030. Accompanied viewings - CALL NOW!!



EPC
B

Freehold

Council Tax Band: B



Entrance Hall

UPVC double glazed composite entrance door, radiator, stairs to first floor, doors off.

Downstairs WC

UPVC double glazed window to front, radiator, pedestal wash hand basin, low level W/C.

Lounge/Diner

4.85 by 4.62 (15'10" by 15'1")

UPVC double glazed French doors and window to rear, two radiators, tv point, Nest heating controls, understairs storage cupboard.

Kitchen

3.10 by 2.21 (10'2" by 7'3")

UPVC double glazed window to front, range of wall and base units with work surface over and up tile, one and half bowl sink and drainer with mixer tap over, space for dishwasher, washing machine and fridge freezer, inset gas hob with electric oven under and extractor over, radiator.

Stairs to First Floor Landing

Radiator, loft hatch, doors off.

Bedroom One

3.94 to wardrobes by 3.15 (12'11" to wardrobes by 10'4")

Two UPVC double glazed full length windows to front, radiator, over stair storage cupboard housing boiler, built in double wardrobe.

Bedroom Two

4.62 by 2.67 (15'1" by 8'9")

Two UPVC double glazed windows to rear, radiator.

Bathroom

2.11 by 2.11 (6'11" by 6'11")

Panel bath with hot water mixer shower over, pedestal wash hand basin, low level W/C, extractor fan, heated towel, part tiled walls.

Rear Garden

Enclosed by fence and laid to patio, gate giving access to rear.

Off-Road Parking

Front of property laid to block paving with allocated parking for two cars and electric car charger.

Additional Information

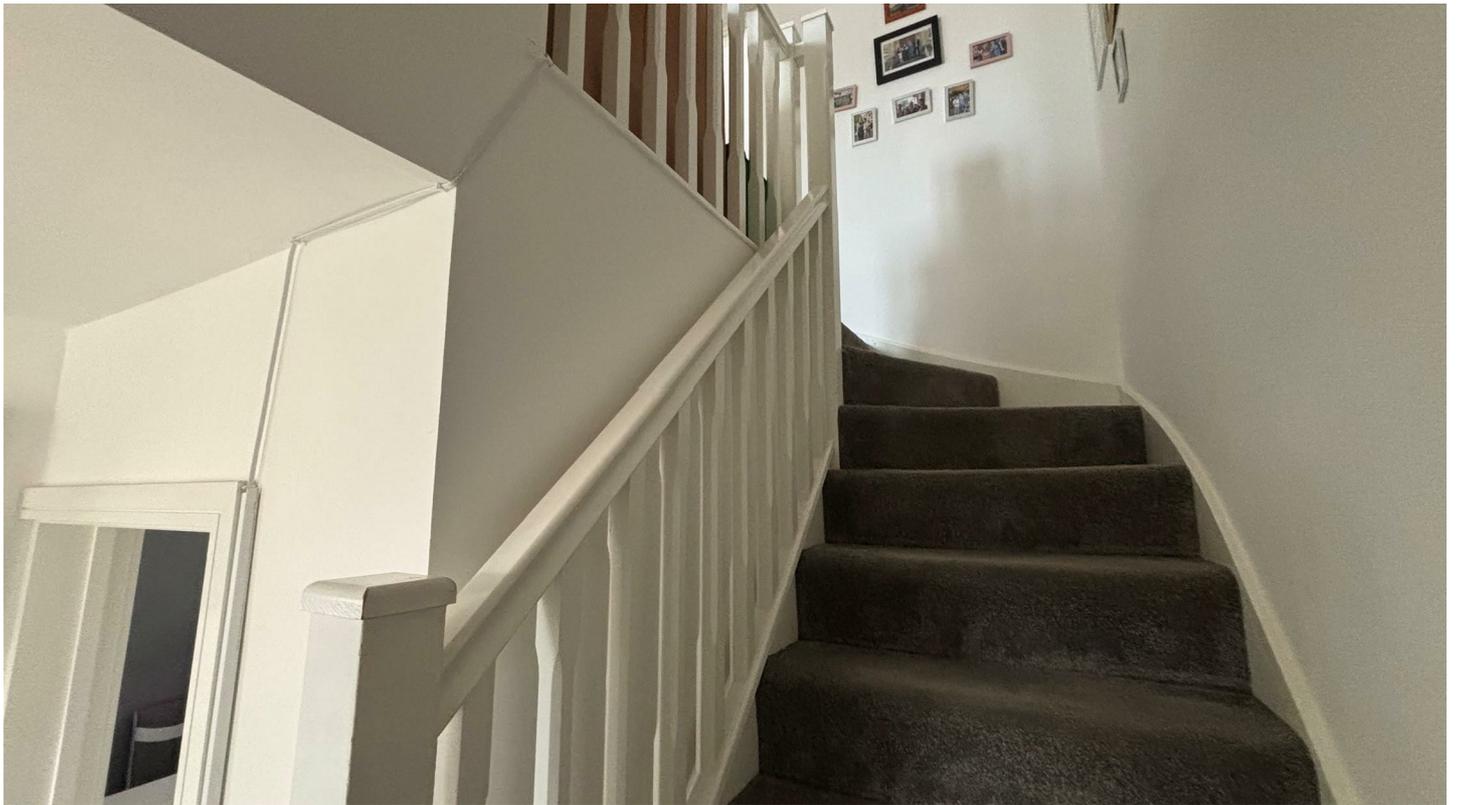
This property is being sold on a 50 / 50% shared ownership basis.

Monthly rent is £399.67 this may change when going into the next Financial Year.

Lease management Fee £25.96 PCM

Building Insurance £12.47 Per Annum







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

