



**15, MEADOW DRIVE, LOCKING,
WESTON-SUPER-MARE, BS24 8BB
£265,000**



A 2 Bedroom Detached Bungalow located in this popular village on the outskirts of Weston, well placed for local amenities. The property includes gas central heating and double glazing, but will require further modernisation. Standing in a large corner plot there is potential to extend the accommodation (subject to obtaining any necessary consents). No Onward Chain.

Accommodation:
(with approximate measurements)

Entrance:
Double glazed door to:-

Entrance Hall:
Radiator. Telephone point. 'Worcester' gas fired boiler providing central heating and hot water.

Kitchen:
10'8 x 7'2 (3.25m x 2.18m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Cooker point. Plumbing for a washing machine. Tiled splashback. Double glazed door to side.

Lounge:
16' x 12'2 (4.88m x 3.71m)
2 radiators. TV point.

Inner Hall:
Access to loft space. Store cupboard.

Bedroom 1:
13'2 x 9' (4.01m x 2.74m)
Radiator. Built-in wardrobes.

Bedroom 2:
10'6 x 8'9 (3.20m x 2.67m)
Radiator. Sliding patio doors to Rear Garden.

Bathroom:
Panelled bath. Low level WC. Wash basin. Tiled splashback. Radiator.

Outside:
The property stands in a large corner plot with Front Garden laid mainly to lawn. Gated access to large Rear Garden laid to lawn

with patio and shrub borders. Greenhouse. Outside tap. Double gates to derelict Garage.

Tenure:
Freehold.

Council Tax:
Band D.

Broadband & Mobile Coverage
Information on coverage is available at ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

