



GFF RECTORY COURT, LOCKING

ASKING PRICE OF £215,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- GROUND FLOOR FLAT
- MASTER WITH ENSUITE
- KITCHEN
- THREE BEDROOMS
- LOUNGE/DINER
- FAMILY BATHROOM

OLD BANWELL ROAD, BS24 8BS



MAIN ENTERANCE HALL

Door to the front with access into the building, and a door to the rear for access to the garages and parking.

FLAT ENERTRACE HALL

Large Storage cupboard with shelving and hanging space, Electrical boxes, and a airing cupboard further along the hall

KITCHEN

10' 5" x 9' 8" (3.18m x 2.95m) Double glazed window to the rear, fully fitted kitchen with wall and base units single sink and drainer, electric hob and oven, fridge/freezer, and a washing machine, with a serving hatch into the living/dining room

LOUNGE / DINER

20' 9" x 20' 0" (6.32m x 6.1m) Large double glazed window to the front, with lovely views of the hillside, newly fitted economically efficient electric wall heaters.

BEDROOM ONE

14' 0" x 10' 1" (4.27m x 3.07m) Double glazed window to the front, lovely views overlooking the hillside, and newly fitted economically efficient electric wall heater.

ENSUITE

9' 3" x 3' 5" (2.82m x 1.04m) ensuite to master bedroom, with a shower, pedestal wash hand basin and WC

BEDROOM TWO

11' 8" x 9' 4" (3.56m x 2.84m) Double glazed window to the side and newly fitted economically efficient ,electric wall heater.

BEDROOM THREE / STUDY

9' 9" x 8' 6" (2.97m x 2.59m) Double glazed window to the rear, and a door leading to the court yard garden, with newly fitted economically efficient electric wall heater. Great as a third bedroom or study.

BATHROOM

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed window to the rear, bath with overhead shower, pedestal wash hand basin, and a WC

COURT YARD GARDEN

Small patio area, with side gated access to the front, and a further gate to the rear giving access to the garage and further parking. Great place to sit and relax, and take in the views.

FRONT

To the front of the property has a large driveway with ample parking, and is laid to lawn on both sides with plants and shrub borders. lovely setting and great views to be enjoyed.

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Council Tax:
Band B
Local Authority:
North Somerset District
Council

Ground Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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