

41 Anson Road Weston-Super-Mare BS24 7DG

£325,000

marktempler

RESIDENTIAL SALES





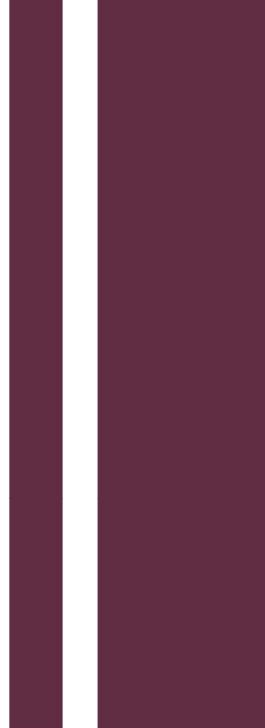
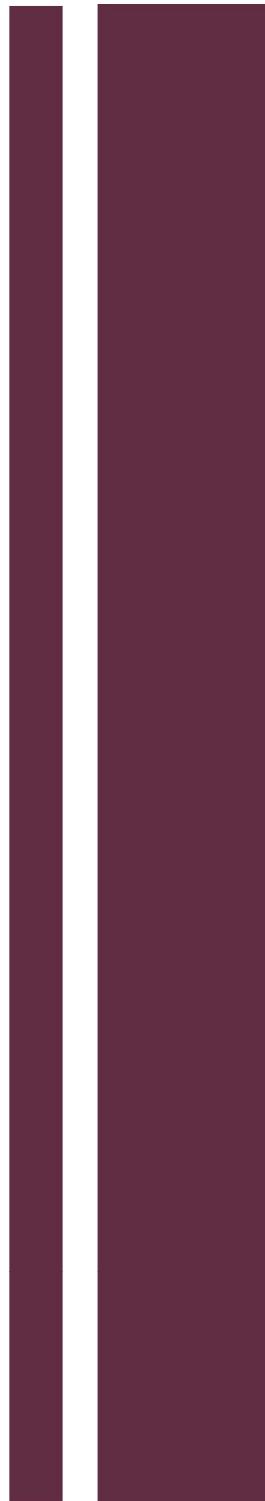
|                       |                                                   |  |                  |
|-----------------------|---------------------------------------------------|--|------------------|
|                       | PROPERTY TYPE                                     |  | HOW BIG          |
| End-of-terrace house  | 1180.10 sq ft                                     |  |                  |
|                       | BEDROOMS                                          |  | RECEPTION ROOMS  |
| 3                     | 2                                                 |  |                  |
|                       | BATHROOMS                                         |  | WARMTH           |
| 2                     | uPVC double glazing and gas fired central heating |  |                  |
|                       | PARKING                                           |  | OUTSIDE SPACE    |
| Off street and garage | Front and rear                                    |  |                  |
|                       | EPC RATING                                        |  | COUNCIL TAX BAND |
| C                     | B                                                 |  |                  |

Stylishly Extended End-of-Terrace Home Backing onto Open Fields, situated within the popular Locking Camp. 41 Anson Road is tucked away within the ever-popular Locking Camp, on the edge of the vibrant Locking Parklands development. This beautifully presented end-of-terrace home offers a rare blend of modern living and countryside charm, and backing directly onto open fields, the property enjoys a peaceful, semi-rural outlook while remaining within easy reach of local amenities and transport links. Lovingly improved by its current owners, the home benefits from a recently fitted kitchen and a thoughtful extension, creating a spacious and versatile layout ideal for family life. The ground floor welcomes you with a bright entrance hall, opening to all principal rooms. A playroom/snug offers flexible space for children, hobbies, or even a home office. The heart of the home is the stunning open-plan kitchen/diner, situated to the rear and opening onto the rear garden. Beautifully appointed and designed for both everyday living and social occasions, it is also open to the sitting room that is complete with a log burning stove, ideal for those cosy winter evenings. A ground-floor WC adds convenience and practicality. Upstairs, the property features three well-proportioned bedrooms, including a principal suite with its own dressing area and en-suite, offering a private sanctuary. Two further bedrooms are served by a modern family bathroom, making this an ideal layout for growing families or visiting guests.

The rear garden is a well-proportioned and neatly maintained space, offering a practical and inviting outdoor space ideal for family life and everyday enjoyment. This wonderful space features a neatly tended lawn, perfect for relaxing or entertaining, with a paved area providing a natural spot for seating and entertaining. A substantial timber outbuilding is set to the rear, offering excellent storage and potential for use as a workshop or hobby space. The garden is fully enclosed by secure wooden fencing, ensuring privacy and a safe environment for children and pets alike. Steps lead down to the kitchen/diner, and a pathway leading around the property and offers convenient side access. To the front, a pathway leads to the main entrance, flanked on both sides by areas that have been left for the new owners to get creative. An allocated parking space is situated just a few steps away. The property also comes with a garage, located in a block just a short distance from the house, providing handy, additional storage.

Anson Road is situated on the edge of Locking Parklands, a vibrant and well-connected community that blends modern living with village charm. The location is ideal for those seeking convenience and accessibility, as the nearby village of Locking offers a selection of local amenities, including shops, a welcoming public house, a primary school, and a historic church. For a broader range of shopping, leisure, and educational facilities, Weston-super-Mare is just four miles away and easily reached by car or public transport. Commuters will appreciate the excellent transport links, with regular bus services and easy access to the M5 motorway at Junction 21 (St Georges). Rail connections from Weston-super-Mare and Worle Parkway provide direct routes to Bristol city centre and beyond, while Bristol International Airport is just a 20-minute drive, perfect for those travelling further afield.







## Extended three bedroom home backing onto countryside



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Parklands Educate Together Primary School,  
Locking Primary School & a selection of  
secondary schools in nearby Weston-s-Mare

St Augustine's Church

Village Hall

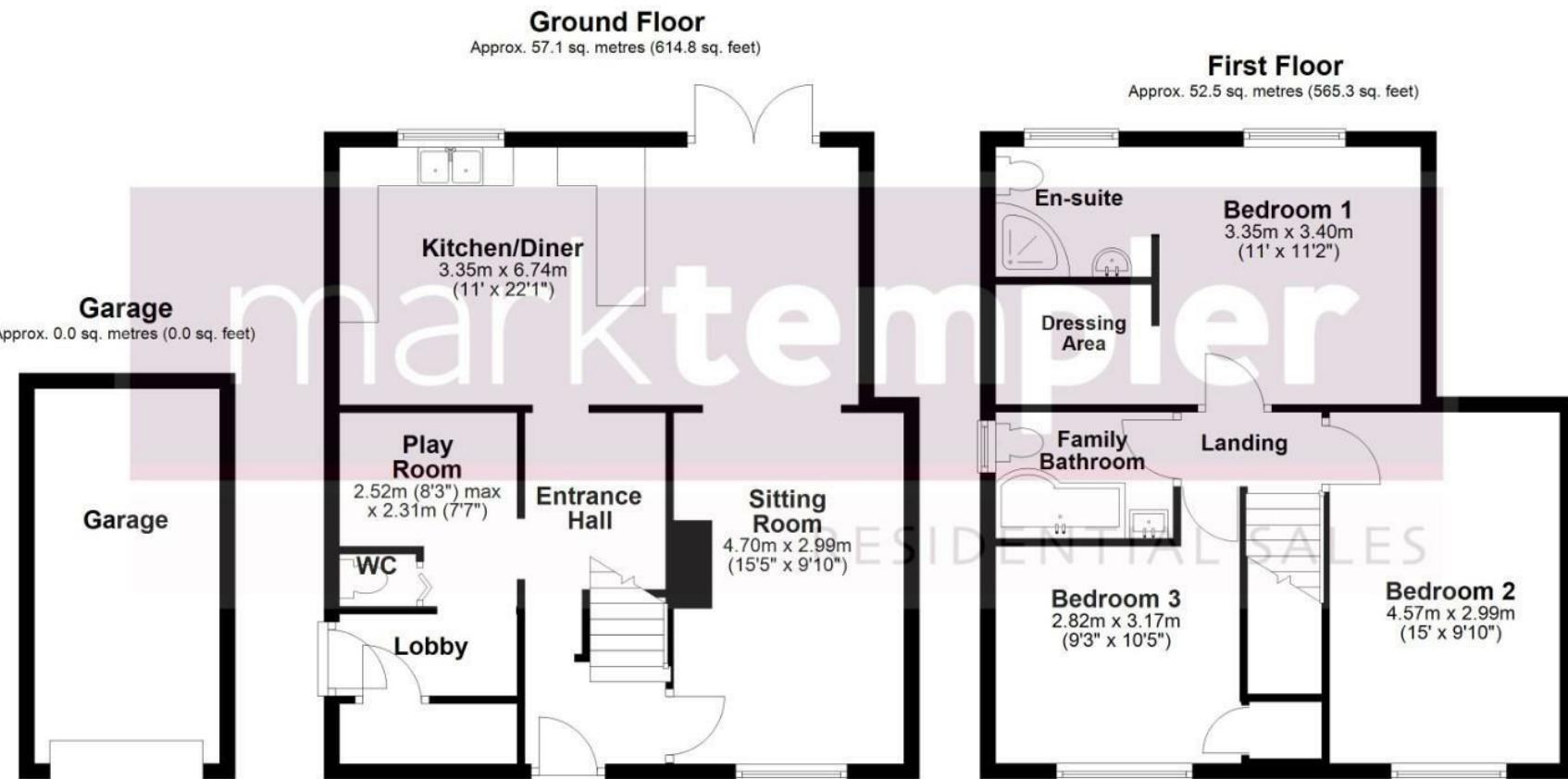
Selection of shops, café and amenities

'The Coach House' Public House

Close to Weston-s-Mare Town Centre and Sea  
Front

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Total area: approx. 109.6 sq. metres (1180.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.