



**96, LOCKING ROAD,
WESTON-SUPER-MARE, BS23 3ET**
£425,000

Investment opportunity. A substantial Semi Detached property arranged as Two Flats and currently operating as a 3 bedroom HMO on the Ground Floor and a 4 bedroom HMO on the First Floor. The property is located in a convenient level position within 1 mile of the Town Centre, Sea Front and Railway Station. The accommodation includes gas central heating, double glazing, off street parking and a courtyard garden.

Accommodation:

(with approximate measurements)

Entrance:

Front door to Communal hall with staircase to First Floor and door to Ground Floor.

Hall:

Under stairs storage.

Lounge:

12'2 x 9' (3.71m x 2.74m)

Kitchen:

10'4 x 7'10 (3.15m x 2.39m)

Range of wall and base units. Single drainer sink unit. Fitted oven and hob. Gas fired boiler providing central heating and hot water.

Rear Lobby:

Double glazed door to Rear Garden.

Shower Room:

Shower cubicle. Low level WC. Wash basin.

Bedroom 1:

12' x 10'10 (3.66m x 3.30m)

Bay window.

Bedroom 2:

11'7 x 8'8 (3.53m x 2.64m)

Bedroom 3:

12' x 10'3 (3.66m x 3.12m)

First Floor Landing:

Stairs to Second Floor.

Lounge:

11'8 x 8'10 (3.56m x 2.69m)

Kitchen:

11'8 x 11' (3.56m x 3.35m)

Range of wall and base units. Single drainer sink unit. Fitted oven and hob. Gas fired boiler providing central heating and hot water.

Shower Room:

Corner shower cubicle. Low level WC. Wash basin.

Shower Room:

Shower cubicle.

Bedroom 4:

12' x 9'5 (3.66m x 2.87m)

Bedroom 5:

10'2 x 10' (3.10m x 3.05m)

Second Floor Landing:**Bedroom 6:**

10' x 8'2 (3.05m x 2.49m)

excluding recess with restricted head height.

Bedroom 7:

10' x 8'4 (3.05m x 2.54m)

excluding recess with restricted head height.

Separate WC:**Outside:**

Off street parking for 3 cars at the front. Shared driveway to Rear Courtyard Garden and Garage.

Income:

The property is currently let, producing an income of £45,480 per annum

Tenure:

Freehold:

EPC Ratings:

Ground Floor: 'C' (77)

First Floor: 'C' (73)

Council Tax:

Ground Floor: Band B

First Floor: Band B

Broadband & Mobile Coverage

Information is available at checker.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.

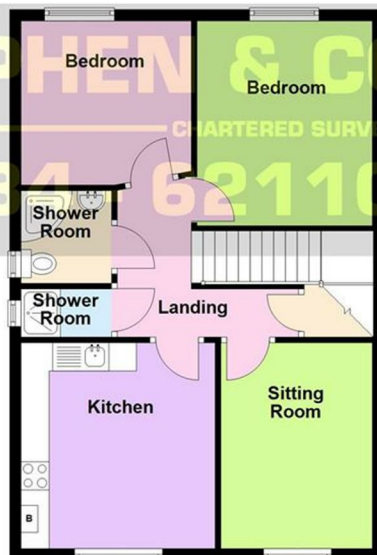
Ground Floor

Approx. 74.7 sq. metres (804.2 sq. feet)



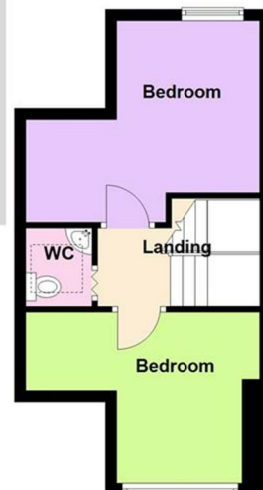
First Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



Second Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 161.9 sq. metres (1743.1 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



