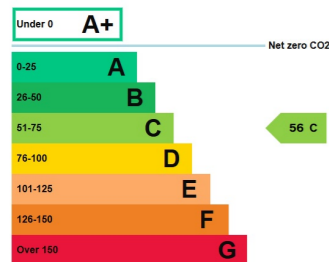
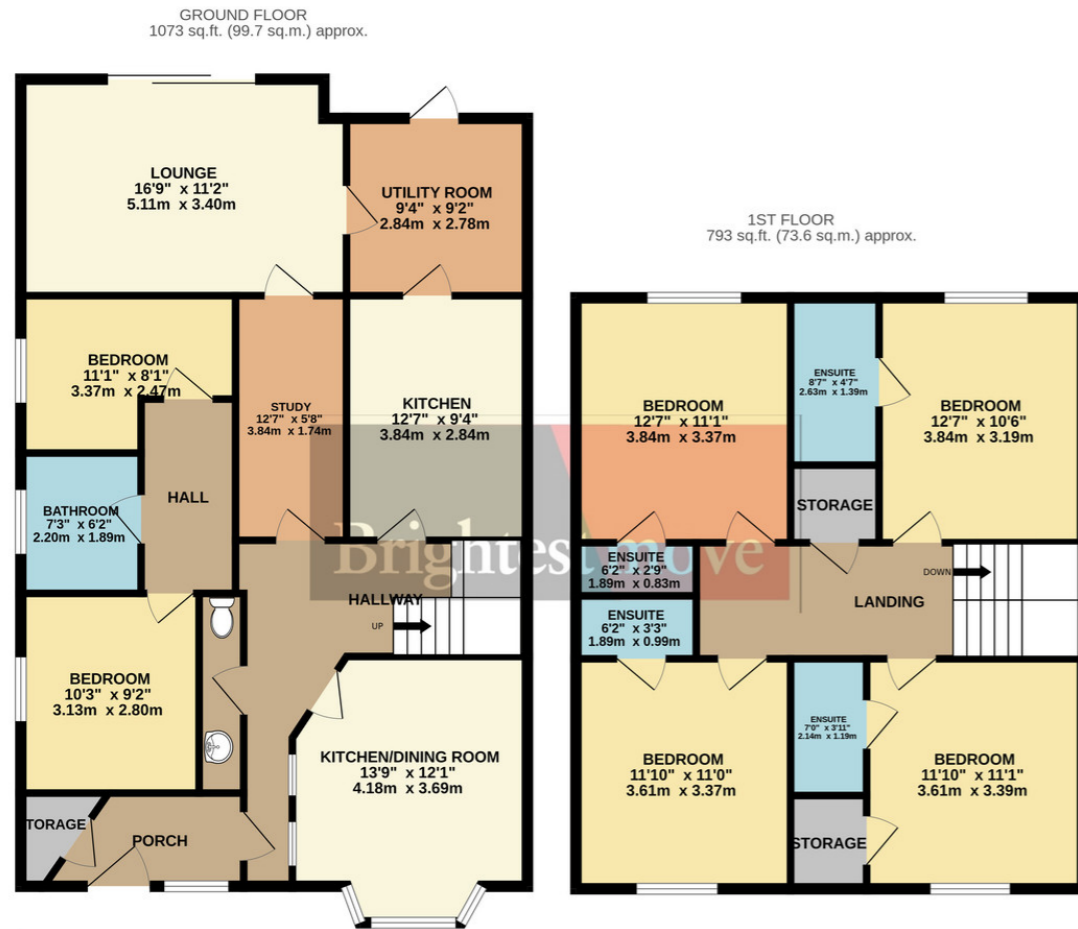


Brightestmove



TOTAL FLOOR AREA: 1866 sq.ft. (173.3 sq.m.) approx.
 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.
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Locking Road, Weston-super-Mare, BS23 3HE

- Extended Semi Detached House
- Parking For 5 Cars
- 6 Bedrooms
- Garage
- Current Home & Income
- Commercial Title (option for change)

Asking Price: £375,000

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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DOOR TO OUTSIDE OPENS INTO:

ENTRANCE VESTIBULE

Large storage cupboard, door to:

INNER HALLWAY

Borrowed light from Residence Kitchen/Diner, door to Residence Kitchen Diner, WC, Study & Private Kitchen, Stairs rising to First Floor with large storage cupboard under.

WC

Fitted with a white suite comprising close coupled WC, wash hand basin, tiling to splash backs.

RESIDENCE KITCHEN/DINER

13' 9" x 12' 1" (4.19m x 3.68m) Currently used as the residences dining area, fitted with a modern kitchen comprising of floor and wall units with work surface over, inset sink drainer unit, space for oven, fridge freezer, plumbing for washing machine, extractor hood, tiled splash backs, double glazed bay window to front.

PRIVATE KITCHEN

12' 7" x 9' 4" (3.84m x 2.84m) Currently used as the Annex/GFF flat private kitchen, fitted with a modern kitchen with floor and wall units with work surface over, inset sink drainer unit, inset gas hob with extractor over, tiling to splash backs, plumbing for dishwasher, space for fridge/freezer, door to:

UTILITY

9' 4" x 9' 2" (2.84m x 2.79m) Fitted with a modern kitchen comprising floor and wall units, work surface over, inset sink drainer unit, space for two under counter appliances and plumbing for washing machine, double glazed window to rear and double glazed door to Garden, door to:

LOUNGE

16' 9" x 11' 2" (5.11m x 3.4m) A bright and airy room thanks to the large double glazed patio doors opening onto the Garden, decorative fire place with electric fire insert, wooden flooring door to:

STUDY

12' 7" x 5' 8" (3.84m x 1.73m) A very useful area, wood flooring, door to main hallway, door to:

ANNEX HALLWAY

Doors to Ground Floor Bedrooms and Bathroom.

GROUND FLOOR BEDROOM 1

10' 3" x 9' 2" (3.12m x 2.79m) Double glazed window to side.

GROUND FLOOR BEDROOM 2

11' 1" x 8' 1" (3.38m x 2.46m) Double glazed window to side.

BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) Fitted with a white suite comprising; panelled bath with shower over, close coupled WC, wash hand basin, tiled walls, double glazed obscured window to side.

FIRST FLOOR LANDING

Doors to 4 double bedrooms, large storage cupboard, access to roof space.

BEDROOM 1

11' 10" x 11' 1" (3.61m x 3.38m) Door to En-suite Shower, Large storage Cupboard, double glazed window to front.

BEDROOM 2

11' 10" x 11' 0" (3.61m x 3.35m) Door to ensuite shower, double glazed window to front.

BEDROOM 3

12' 7" x 11' 1" (3.84m x 3.38m) Door to ensuite shower, double glazed window to rear.

BEDROOM 4

12' 7" x 10' 6" (3.84m x 3.2m) Door to ensuite shower, double glazed window to rear.

OUTSIDE

The open frontage provides parking for 3/4 vehicles with detached garage to the rear accessed via private drive providing a further parking space behind gates.

GARDEN

The rear garden has been laid for ease of maintenance and versatility to tarmac and patio. Enclosed to all sides, pergola covered decked area with entertainment area, mature well stocked borders, pedestrian access to Garage.

