



215 LOCKING ROAD

Weston-Super-Mare, BS23 3HG

Price £269,500

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

\* CALLING ALL BUY TO LET INVESTORS! \* Boasting no onward chain complications, large GARAGE and an abundance of potential, this extended four bedroom house is an ideal rental investment. The extended ground floor accommodation comprises entrance hall, sitting room, office/reception, extended kitchen/dining room and downstairs cloakroom. The first floor enjoys three good size bedrooms and bathroom. The second floor enjoys the master bedroom with walk-in wardrobe and en-suite. Externally benefitting a courtyard style rear garden and access to the large garage. We highly recommend a viewing to really understand this property and its potential.

## Situation

164 meters - Bus Stop  
0.98 miles - Weston Sea Front  
2.83 miles - Junction 21 of the M5  
0.16 miles - Ashcombe Primary School  
All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: B  
Tenure: Freehold  
EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	56

England & Wales EU Directive 2002/91/EC

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## Entrance Hall

Double glazed front door opening into the hallway, stairs rising to the first floor landing with under-stair storage housing the consumer unit, radiator, telephone point and doors to;

## Lounge

15'9" x 11'5" (4.80m x 3.48m)

Double glazed bay window to front, feature decorative fireplace, radiator and television point.

## Sitting Room/Reception Room

12'5" x 8'2" (3.78m x 2.49m)

Double glazed window to rear and radiator.

## Kitchen/Dining Room

overall dimensions being 22'11" x 10'11" narrowing (overall dimensions being 6.99m x 3.33m narrowing)

Dual aspect double glazed windows to rear and side with skylight, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, one and half stainless steel sink with adjacent drainer and mixer tap over, inset double electric oven with four ring electric hob and extractor over, built-in fridge/freezer, wall mounted gas boiler, spot lights, space and plumbing for washing machine, door to downstairs cloakroom and uPVC double glazed door to the garden. The dining/breakfast area has a radiator and television point.

## Downstairs Cloakroom

5'7" x 2'9" (1.70m x 0.84m)

Obscure double glazed window to side, suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator and extractor fan.

## First Floor Landing

Stairs rising to the first floor landing and doors to;

## Bedroom Two

15'11" x 11'5" (4.85m x 3.48m )

Double glazed bay window to front, television point and radiator.

## Bedroom Three

12'5" x 8'2" (3.78m x 2.49m)

Double glazed window to rear and radiator.

## Bedroom Four

9'5" x 8'6" (2.87m x 2.59m)

Double glazed window to rear, television point and radiator.

## Bathroom

5'7" x 5'2" (1.70m x 1.57m)

Obscure double glazed window to front, suite comprising low level corner WC, hand wash basin with taps over and tiled surround, panelled bath with Triton shower over, radiator and extractor fan.

## Second Floor Landing

Door to;

## Bedroom One

13'3" x 13'1" max measurements (4.04m x 3.99m max measurements)

Two uPVC double glazed windows to rear with views towards Weston Hillside, downlights, radiator and door to;

## Walk-in Wardrobe/Store

6'11" x 5'1" (2.11m x 1.55m)

An ideal space for dressing area, wardrobe space or storage.

## En-suite

8' 9" x 6' 11" (2.44m 2.74m x 1.83m 3.35m )

Velux window to front, suite comprising low level WC, hand wash basins

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with taps over and tiled surround, panelled bath with shower over, towel radiator and extractor.

## **Rear Courtyard Garden & Front Garden**

The rear courtyard style garden is fully enclosed, laid to low maintenance paving with feature tree and courtesy door access to the garage. The property enjoys a small front garden enclosed by walling with a gate and paved walkway to the front door.

## **Large Garage**

16'10" x 14'5" (5.13m x 4.39m)

There is an up and over door to the front, a spacious garage with ample space to park a vehicle and storage with power, lighting and courtesy door to the garden. Please be advised that access to the rear of the garage is behind the property which can be accessed by going into Parkhurst Road, taking the first left into the lane which runs between Parkhurst Road and Hillview Road.

## **Material Information**

We have been advised the following:

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).

## **Agent Note**

Please be advised, due to the irregular shape and dimensions of the rooms, the floorplan and measurements are only to be used as a guide and may not be a true representation of the property.

















Total area: approx. 121.4 sq. metres (1306.3 sq. feet)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

