



55 LOCKING ROAD.

ASKING PRICE OF £359,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- VICTORIAN HOUSE
- SIX BEDROOMS
- 3 RECEPTION ROOMS
- COURTYARD GARDEN
- PARKING
- BUSINESS POTENTIAL

55 LOCKING ROAD, WESTON-SUPER-MARE.



LOCKING ROAD

This impressive three storey Victorian residence has been occupied by the same owner for several years. During the occupation the property has been used a spacious family home, successful bed and breakfast and also let as several independent apartments. All of these potential still exist subject to the necessary consents. In fact fire safety and electrics have all been regularly inspected. Situated within striking distance of the towns sea front, station and shops, the house offers what could amount to six bedrooms and three receptions. Gas central heating and double glazed, the house enjoys an enclosed rear garden with work shop and a potential garden flat which would make an ideal office with separate access.

ENTRANCE HALL

A spacious introduction to the house with radiator, night storage heater and under stairs cupboard.

LOUNGE

18' 3" x 14' 2" (5.56m x 4.32m) An elegant reception room with feature double glazed bay window, coved ceiling and radiator, stoned face fireplace with fitted gas fire.

DINING ROOM

13' 7" x 12' 8" (4.14m x 3.86m) Currently used as a master bedroom with en-suite bathroom. The bedroom has a radiator, courtyard outlook and a range of built in wardrobes. The bathroom has all the facilities a radiator and a storage cupboard.

BREAKFAST ROOM

13' 5" x 9' 1" (4.09m x 2.77m) With a Beeston Domestic Wood Burner set into a chimney recess. Utility cupboard, radiator and storage cupboard.

KITCHEN

15' 4" x 10' 9" (4.67m x 3.28m) A spacious family kitchen with an extensive range of built in units. Stainless steel sink, ample work surface including a breakfast bar area, Ideal gas fired boiler.

FIRST FLOOR MEZANNINE LEVEL

CLOAKROOM

Low level WC, wash hand basin.

REAR APARTMENT

KITCHEN/ LIVING ROOM

11' x 9' 8" (3.35m x 2.95m) With stainless steel sink unit and radiator.

BEDROOM

13' 7" x 8' 8" (4.14m x 2.64m) With built in airing cupboard, wardrobe and radiator and original Victorian fireplace.

BATHROOM

With a complete white suite and radiator.

MAIN LANDING

radiator and doors to,

FRONT APARTMENT

Inner Hall with storage

LOUNGE/ MASTER BEDROOM

15' 3" x 12' 9" (4.65m x 3.89m) Bay window, with Victorian fireplace and a radiator.

KITCHEN

12' 6" x 7' 8" (3.81m x 2.34m) Fully equipped with units and radiator.

BEDROOM

15' 5" x 13' 4" (4.7m x 4.06m) With rear courtyard outlook and a radiator.

EN-SUITE SHOWER ROOM

With all facilities included.

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SECOND FLOOR APARTMENT

KITCHEN/ LIVING ROOM

16' 2" x 9' 2" (4.93m x 2.79m) With two velux windows and a storage heater.

BEDROOM

17' 3" x 10' 7" (5.26m x 3.23m) With storage heater.

EN-SUITE SHOWER ROOM

With all facilities

OUTSIDE

Double parking space to the front. The courtyard to the rear is a delightful enclosed area with re roofed workshop and rear pedestrian access.

ANNEX GARDEN APARTMENT

This does require modernisation

KITCHEN AREA

9' 5" x 5' (2.87m x 1.52m) With sink unit.

LIVING ROOM

12' 8" x 11' 5" (3.86m x 3.48m) With access to the courtyard.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 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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