



Hobbs & Webb

LOCKING ROAD
Weston-super-Mare, BS23 3LX

Price £240,000



Looking to place your own stamp on a property, look no further. An extended semi detached house being sold with no onward chain located on the level in a convenient position for local shops, schools and other amenities and also being set on a bus route and within walking distance of Milton train station. As previously mentioned the property will benefit from modernisation but does however have Upvc double glazing and gas central heating, the accommodation which has been extended comprises lounge, sitting room into a dining room, kitchen, utility room and cloakroom, on the first floor 3 bedrooms and shower room. Outside there is off street parking for 2 cars and shared driveway provides access to a good size single garage and a southerly facing rear garden.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Upvc double glazed double doors to.

Entrance Porch

7'2" x 2'0" (2.18m x 0.61m)

Brick built with Upvc double glazed windows to side and rear, light and inner part glazed timber door to.

Entrance Hall

Radiator.

Cloakroom

Upvc double glazed window to side, radiator, wash hand basin with tiled splash back, low level W.C.

Lounge

15'5" bay x 10'2" recess to 8'11" (4.70m bay x 3.10m recess to 2.72m)

Chimney breast with electric coal effect fire. Upvc double glazed bay window to front part shelved recess and display area, T.V. point, telephone point and radiator.

Utility

8'11" x 6'0" (2.72m x 1.83m)

Upvc double glazed window to side, wash hand basin with tiled splash back, plumbing for washing machine, wall mounted gas fired boiler providing hot water and central heating.

Sitting room

12'11" x 9'4" into shelved recess (3.94m x 2.84m into shelved recess)

Radiator, chimney breast with brick surround and archway through to.

Dining room

10'9" x 7'9" (3.28m x 2.36m)

Radiator, serving hatch to kitchen, aluminium double glazed doors to the rear garden, door to.

Kitchen

10'7" x 7'4" (3.23m x 2.24m)

Upvc double glazed window to side, half glazed stable door to the rear garden, fitted with a range of wall cupboards, single bowl single drainer sink with double cupboard under, further base cupboards and triple base drawers with work tops over with tiled splash back and surrounds, space for cooker.

From entrance hall staircase to.

First floor landing

Upvc double glazed window to side, loft access.

Bedroom 1

15'11" bay x 10'2" max (4.85m bay x 3.10m max)

Upvc double glazed bay window to front, radiator.

Bedroom 2

13'0" x 9'5" (3.96m x 2.87m)

Including 2 single wardrobes and shelved storage cupboard, dressing table with storage units below, Upvc double glazed window to rear, radiator.

Bedroom 3

9'0" x 6'0" (2.74m x 1.83m)

Upvc double glazed window to rear, radiator.

PROPERTY DESCRIPTION

Shower room

6'8" x 5'1" (2.03m x 1.55m)

2 spot lights and further spot light with extractor, tiled corner shower cubicle with curved sliding screen and mains mixer shower unit, low level W.C., vanity wash hand basin with mixer tap over and double cupboard under, chrome heated towel rail, Upvc double glazed window to front, fully tiled walls, tiled floor.

Outside

19'6" x 8'5" to 7'9" piers (5.94m x 2.57m to 2.36m piers)

Front garden laid to hardstanding providing off road parking for 2 cars with flower and shrub borders. Shared driveway provides access to Garage with up and over door, power and light, 2 single glazed windows measuring 19'6" x 8'5" to 7'9" piers (5.94m x 2.57m to 2.36m piers), with Upvc double glazed door to the rear garden. A timber pedestrian side gate from the drive also provides access to the rear garden which is southerly facing enclosed by block walling and timber fencing is laid predominately laid to paving with raised flower and shrub borders for ease of maintenance.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply by Bristol Wessex water
- Heating via mains gas central heating

- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the property

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

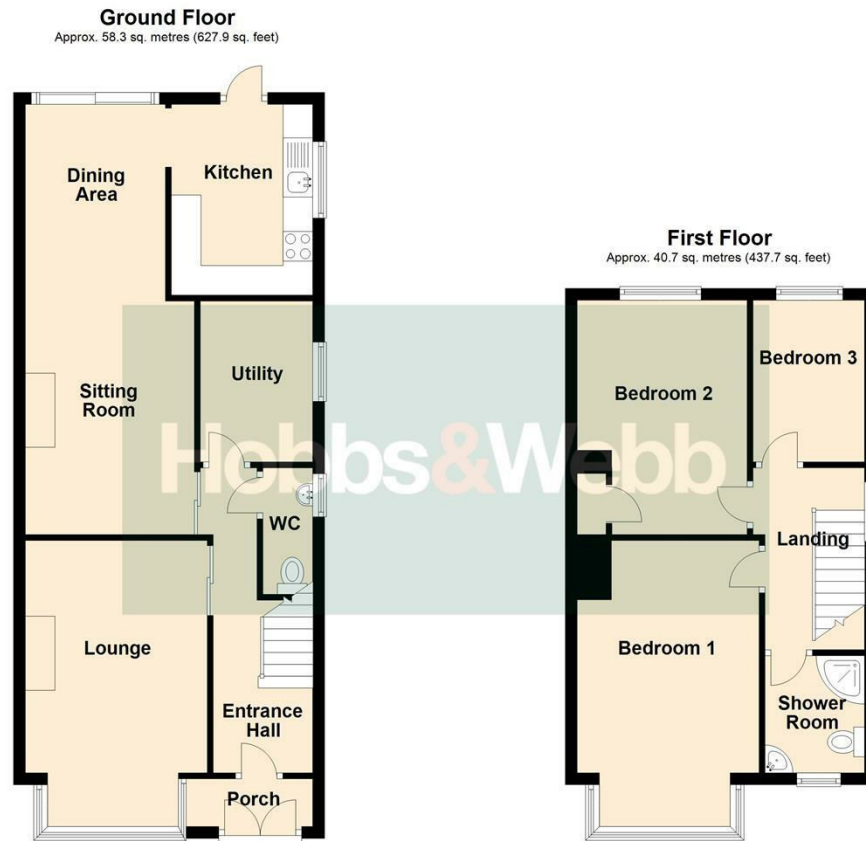
Flood Information:

flood-map-for-planning.service.gov.uk/location









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Plan produced using PlanUp.

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Sun 10.30am - 2.30pm



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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.