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ANSON ROAD, LOCKING, WESTON-SUPER-MARE, NORTH



£250,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Spacious three bedroom semi-detached house situated in a peaceful position with a garage, off road parking and an exceptional rear garden. The property has the benefit of a kitchen / dining room, living room and offers tremendous scope to improve and extend (subject to consent) No onward chain Call now to arrange a viewing!

Council Tax Band: B

Location

Locking is a friendly village on the outskirts of Weston-super-Mare in North Somerset, offering a welcoming mix of traditional village life and modern development. Set amid open countryside, it has a strong community spirit, with a parish church, village hall, local shop, and regular community events. Recent developments such as Locking Parklands and Flowerdown have brought new homes, green spaces, and convenient amenities, while maintaining the area's peaceful, semi-rural character.

Locking is ideally placed for commuters, with quick access to the M5 motorway and Weston-super-Mare railway station, and just a short drive from the Mendip Hills and the Somerset coast. Nearby Weston offers extensive shopping, schools, leisure facilities, and the beach, giving residents the best of both countryside and coastal living.





Entrance Hall

Entrance door with glazed panels. Radiator, Stairs to first floor. Recess with plumbing for a washing machine. Upvc double glazed window. Under stairs storage. Doors to:

Living Room (13' 08" x 13' 01") or (4.17m x 3.99m)

A spacious principle living room with a upvc double glazed window overlooking the rear garden. Radiator. Feature fireplace with log burning stove.

Kitchen/Dining Room (20' 0" x 8' 10") or (6.10m x 2.69m)

Open plan kitchen / dining room with triple aspect range of upvc double glazed window, door and French doors to the rear garden. Extensive fitted kitchen with high gloss units and space for appliances. Built in slim line dishwasher. Electric Oven & 6 ring hob.

Landing

Carpeted flooring. Cupboard housing gas boiler. Loft hatch with ladder to part boarded area with light. Doors to:



**Bedroom 1 (11' 08" x 11' 03") or (3.56m x 3.43m)**

Upvc double glazed window overlooking the rear garden. Built in double wardrobe, blanket cupboards and shelving. Carpeted flooring. Radiator.

Bedroom 2 (11' 05" x 8' 10") or (3.48m x 2.69m)

A double bedroom with upvc double glazed window and a built in wardrobe. Radiator. Carpeted flooring.

Bedroom 3 (10' 03" x 8' 01") or (3.12m x 2.46m)

Upvc double glazed window to front. Radiator. Carpeted flooring. Built in wardrobe.

Bathroom

Three upvc double glazed windows. Heated towel radiator. WC. Wash basin. Bath with shower over.





Driveway & Garage.

Off street parking to the front of the property for one vehicle which could be widened to accommodate another vehicle.

The garage is situated down the driveway to the right of the property that services two blocks of garages. The garage for this property is the one with the white door on the far end of the left-hand block as you approach them.

Rear Garden

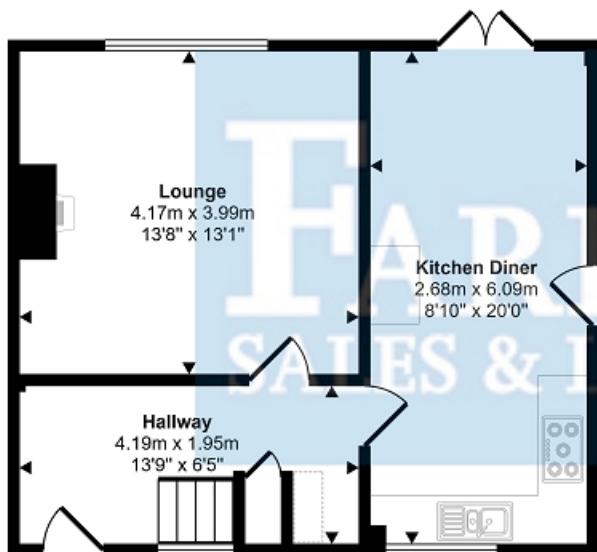
Large, level rear garden, predominantly laid to lawn with side access to the rear of the property and a brick built garden store with power and light.

Material Information

DEVELOPMENT CHARGE: £39.78 PER MONTH.



Approx Gross Internal Area
85 sq m / 911 sq ft

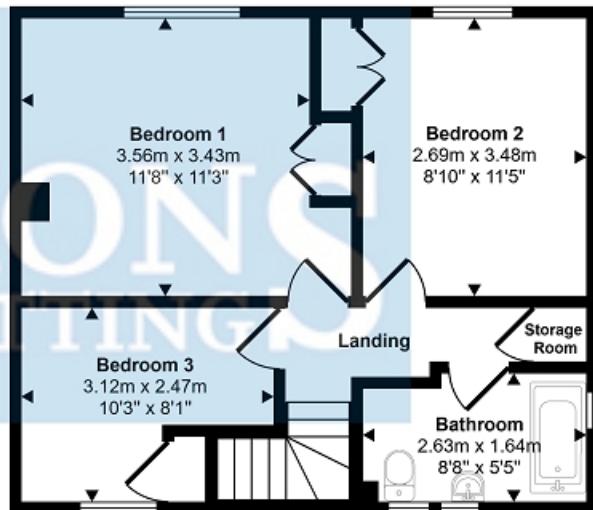


Ground Floor

Approx 43 sq m / 459 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 42 sq m / 452 sq ft

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract