



**Hobbs & Webb**

**LOCKING ROAD**  
Weston-Super-Mare, BS22 8QX

Price £185,000



Offered to the market with no onward chain, this well-presented two/three bedroom self-contained first floor flat is ideally located within close proximity to Milton shops and the mainline train station, making it perfect for commuters and local amenities alike.

Externally, the property benefits from a generous driveway providing off-street parking for multiple vehicles, along with a private garden and a useful storage room.

An external staircase leads to the private entrance hall, featuring an attractive split-level landing. Internally, the accommodation is both versatile and well-proportioned, comprising a fitted kitchen, spacious lounge, dining room/bedroom three, two double bedrooms, bathroom, and a separate WC.

This property is expected to attract strong interest, so early viewing is highly recommended.

### Local Authority

North Somerset Council Tax Band: A

Tenure: Leasehold

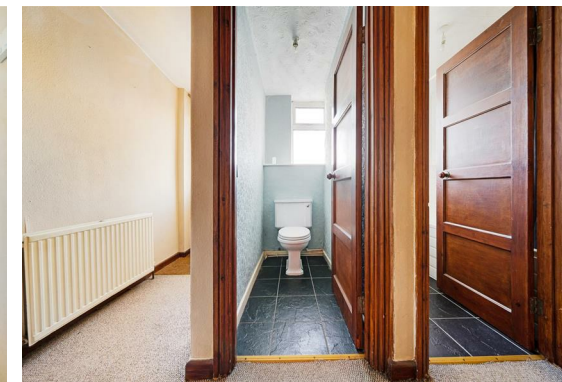
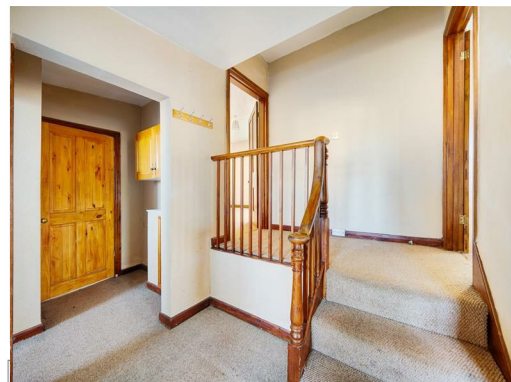
EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Driveway

Laid to tarmac and stone chippings. Providing off street parking for several vehicles. Gate providing access to:

## Garden

Stone walling and fencing boundaries. Laid to patio with central and side borders. Outside tap, useful under-stairs storage cupboard, further courtyard area with store room measuring 12'6 x 3'7 (3.81m x 1.09m) which has power, lighting and water supply. External staircase rising to first floor where you will find the entrance to the flat.

## Entrance Hall

uPVC obscured double glazed entrance door into entrance hall, radiator, split landing, wall mounted thermostat and doors to:-

## Kitchen

10'9 x 6'6 (3.28m x 1.98m)

Wall and base cupboard and drawer units with rolled edge work surfaces. Inset one bowl stainless sink and drainer unit with mixer tap over. Four ring ceramic hob with oven below. Space and plumbing for washing machine and under-counter fridge. Radiator, uPVC double glazed window to the front aspect, vinyl flooring and wall mounted 'Worcester' gas combi boiler.

## Lounge

12' x 14'1 (3.66m x 4.29m)

Two uPVC double glazed windows to the side and rear aspect, radiator, coved ceiling, feature fireplace, telephone point, tv aerial and archway to:-

## Dining Room

10'5 x 6'6 (3.18m x 1.98m)

uPVC double glazed window to the rear aspect, coved ceiling, radiator and loft access.

## Bedroom One

14'1 x 11'10 (4.29m x 3.61m)

uPVC double glazed window to the rear aspect, coved ceiling and radiator.

## Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

Two uPVC double glazed windows to the front and side aspects, radiator.

## Bathroom

White panelled bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps over, partially tiled walls, radiator, uPVC obscured double glazed window to the front aspect and tiled flooring.

## WC

Low level WC, uPVC obscured double glazed window to the front aspect and tiled flooring.

## Tenure

We understand the property is leasehold with 999 years from 1986. There is a peppercorn rent and no maintenance charges. If any work is required to the building it is a split cost with the ground.

## Material Information.

## PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state?
- Gas central heating
- Mains drainage
- Council tax band A

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

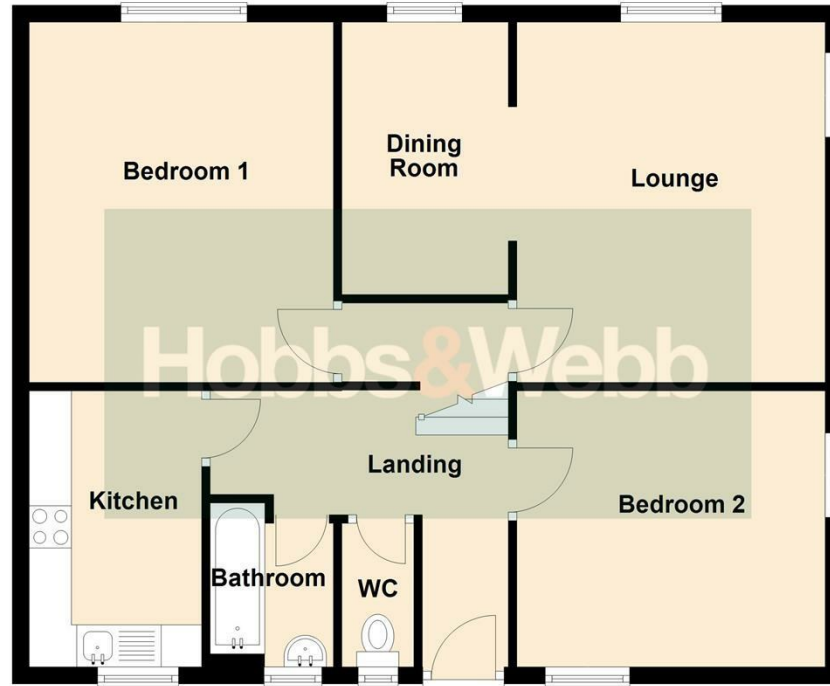






## First Floor

Approx. 72.0 sq. metres (775.2 sq. feet)



Total area: approx. 72.0 sq. metres (775.2 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb  
Plan produced using PlanUp.

# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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.