



531 LOCKING ROAD

Weston-Super-Mare, BS22 8QU

Price £345,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMPRESSIVE PLOT & NO CHAIN! * With an abundance of potential and a fantastic size plot, this two/three bedroom detached bungalow has a great deal to offer. Conveniently positioned and comprising in brief, entrance vestibule, dining hall, living room, kitchen, lean-to utility, two large double bedrooms, sitting room/ double bedroom three and shower room. Externally benefitting a sizeable rear garden with further extension or development potential (subject to planning permission), garage and driveway with ample off street parking. All with no onward complications, this is one not to be missed.

Situation

68 meters - Bus Stop
 0.19 miles - Worle High Street
 0.34 miles - Milton High Street
 1.73 miles - Junction 21 of the M5
 2.06 miles - Weston-super-Mare Sea Front
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestibule

7'10" x 4'2" (2.39m x 1.27m)

Front door opening into the entrance vestibule and door to;

Dining Hall

16'9" x 7'10" (5.11m x 2.39m)

A large hallway with radiator, telephone point and doors to;

Sitting Room/Bedroom Three

14'11" x 13'10" (4.55m x 4.22m)

uPVC double glazed bay window to front, gas fireplace and radiator.

Bedroom One

14'11" x 13'9" (4.55m x 4.19m)

uPVC double glazed bay window to front and radiator.

Bedroom Two

13'9" x 11'10" (4.19m x 3.61m)

uPVC double glazed window to rear, radiator and loft access.

Shower Room

7'10" x 6'6" (2.39m x 1.98m)

Two obscure uPVC double glazed windows to rear, suite comprising low level WC, hand wash basin with taps over and corner shower cubicle with shower over and tiled surround, radiator and extractor.

Living Room

13'10" x 11'10" (4.22m x 3.61m)

uPVC double glazed window to side, storage cupboard, radiator and door to;

Kitchen

13'10" x 7'4" (4.22m x 2.24m)

uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap

over, space and plumbing for washing machine, gas cooker and fridge, wall mounted gas central heating combination boiler, radiator and door to;

Lean-to Utility

Dual aspect uPVC double glazed windows to front, rear and side, uPVC double glazed door opening to the garden.

Rear Garden

An impressive size, the rear garden is mostly laid to lawn with a feature pond and an array of mature trees, hedges and plants, multiple storage sheds, two brick built storage cupboards attached to the garage and gated side access to the driveway.

Garage & Driveway

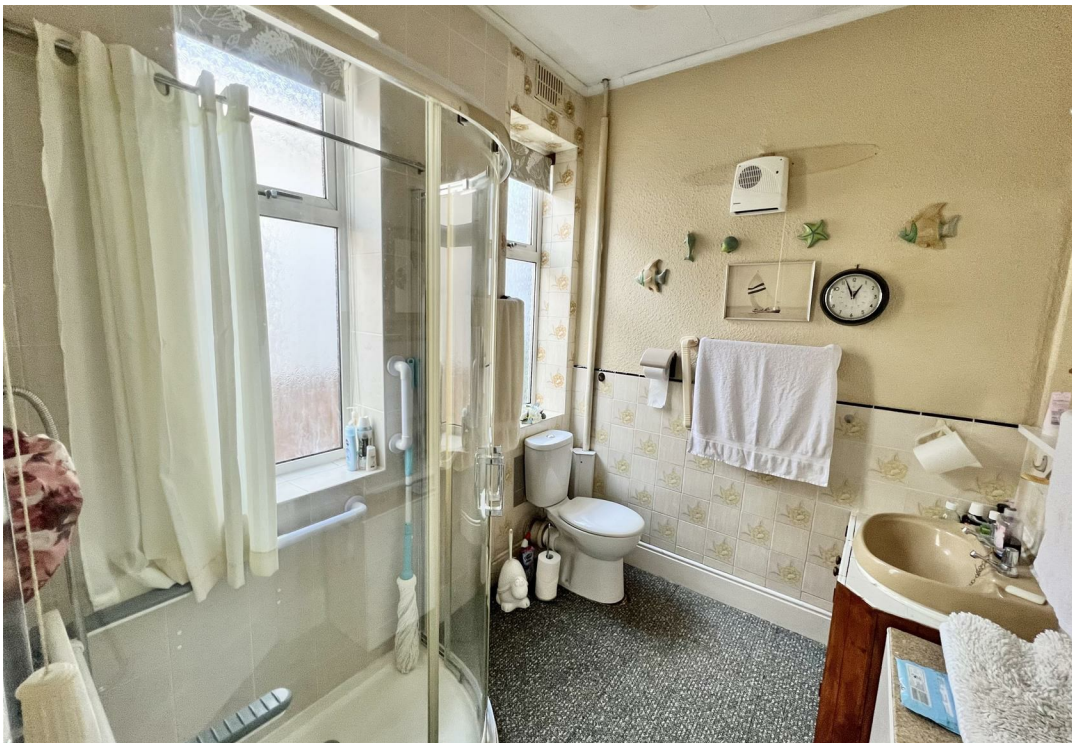
The garage has an up and over door to the front and window to the rear, overlooking the garden. To the front is the driveway with ample off street parking and potential to create additional off street parking by removing the shrubs in the front garden area.

Agent Note

Please be advised the photo labelled 'Plot' is to be used as a guide of the plot only, and cannot be used as a true representation of the plot and its boundaries.











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)

