

294 Locking Road Weston-Super-Mare BS22 8ND

£323,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
Semi-detached house	973.40 sq ft		
	BEDROOMS		RECEPTION ROOMS
3		2	
	BATHROOMS		WARMTH
1	uPVC double glazing and gas fired central heating		
	PARKING		OUTSIDE SPACE
Off street and garage	Front and rear		
	EPC RATING		COUNCIL TAX BAND
C		C	

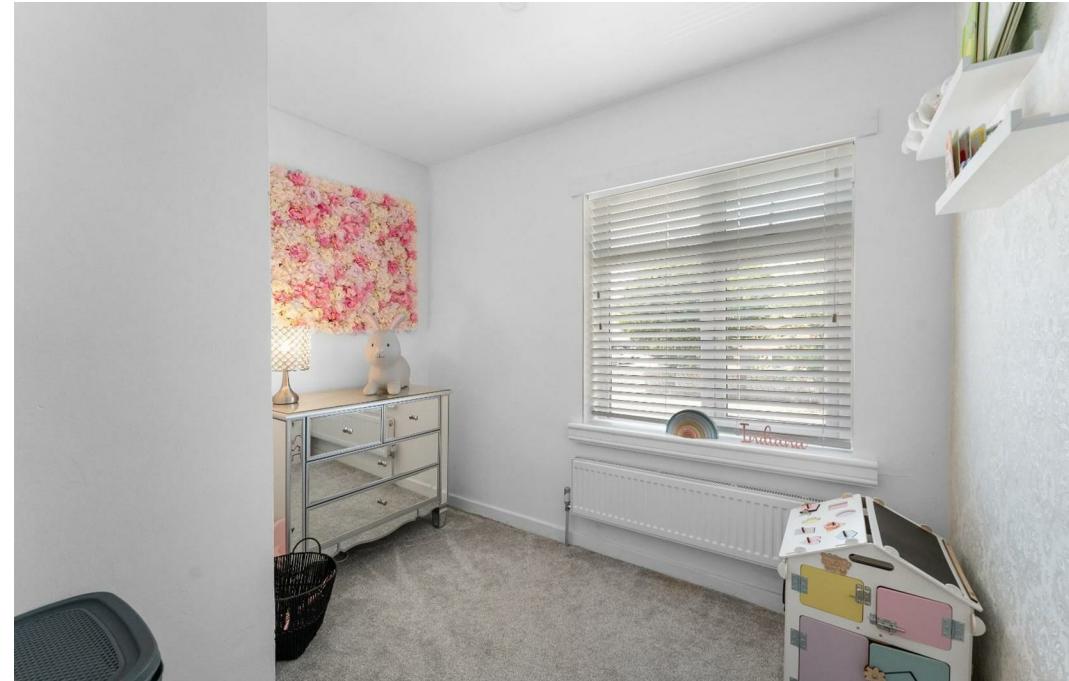
Three-bedroom family home that has been refurbished throughout, offering a social, modern, open-plan layout, along with providing convenient access to the local amenities to include Milton Train Station. This wonderful home has been modernised throughout by the current owners and now boasts a superb open-plan layout, creating a wonderful environment that is ideal for modern life and perfect for entertaining friends and family alike. The interior accommodation is set out traditionally over two floors and is entered via a spacious entrance hall that sets the tone for this fabulous home. The well-appointed kitchen diner is situated to the rear of the property, offers a range of built-in appliances, opens onto the rear garden via sliding doors and flows effortlessly into the bay fronted sitting room. A WC completes the ground floor. Stairs rise from the entrance hall to the first-floor landing, where you will discover three bedrooms, two of which are spacious doubles, along with a beautifully finished family bathroom.

Outside, the rear garden is enclosed and enjoys a sunny, southerly orientation. A patio seating area boasts a modern finish to match the house, complete with glass and stainless steel balustrade. Two small steps lead to an area laid to lawn that offers a blank space for the new owner to impart their own personality and the convenience of a courtesy door provides handy access to the garage. To the side is a secure gate that leads to the front of the property, where you will find off-street parking for multiple vehicles.

294 Locking Road is situated within Weston-Super-Mare and only a short distance from Milton's mainline railway station, also closely located to the centre of Weston. You will find a variety of local shops, a doctors surgery, a Primary School, Ashcombe Park, Baytree recreation ground, and several churches, with Worlebury Golf Club just up the hill. Weston Town Centre and seafront are all within easy reach, with regular bus routes through the area.



Stylish three-bedroom family home on Locking Road, Weston-Super-Mare



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

A selection of secondary and primary schools

Mainline railway station

Shopping promenade & centre

A selection of recreational venues, public houses & restaurants

Access to the M5 motorway network via junction 21/22

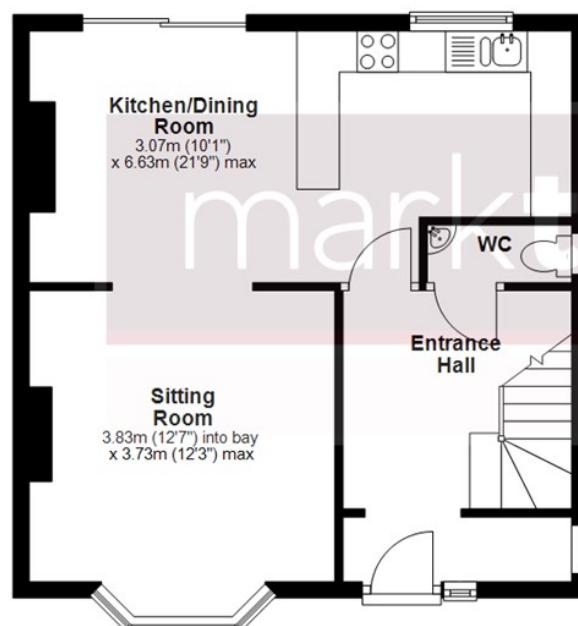
Weston beach and seafront

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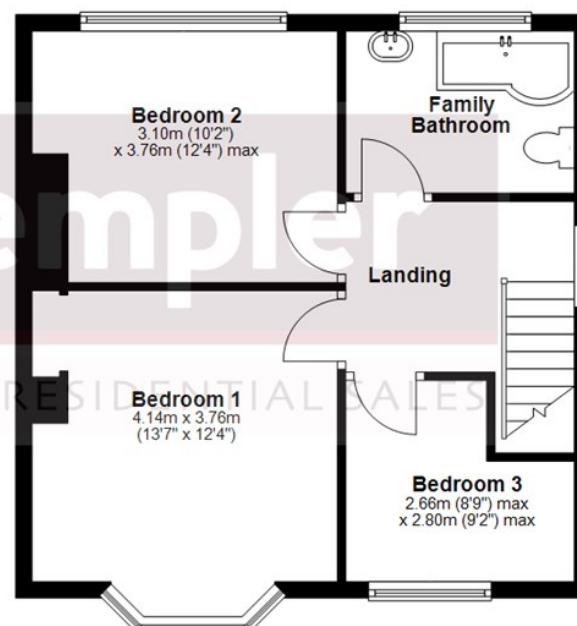


Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)

**First Floor**

Approx. 45.6 sq. metres (490.5 sq. feet)

**Total area: approx. 90.4 sq. metres (973.4 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.