



**475 Locking Road, Weston-Super-Mare, BS22 8QW**

**£270,000**

- Semi Detached House
- Lounge
- Garden Room
- Double Glazed & GCH
- Three Bedrooms
- Kitchen/Diner
- Utility
- Off Road Parking & Garage

# 475 Locking Road, Weston-Super-Mare BS22 8QW

Rachel J Homes is delighted to market this older style Extended Semi Detached House ideally situated in Milton close to Shops, Schools, Amenities and Transport Links via Rail, Bus and M5 corridor. If you are looking for a good size family home then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Kitchen/Diner, Garden Room, Utility, Three Bedrooms, Bathroom, Off Road Parking, Garage and Rear Garden. Added benefits include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: C



**Vestibule**

UPVC double glazed door into entrance porch, wood and glass door into:

**Entrance Hallway**

Radiator, under stairs storage cupboard, stairs to first floor, door to kitchen, door to:

**Lounge**

**4.60 x 3.09 (15'1" x 10'1")**

UPVC double glazed window and secondary glazed unit to front, gas fire set into feature surround, TV point, coved ceiling, telephone point, radiator.

**Kitchen/Diner**

**4.77 x 3.27 (15'7" x 10'8")**

UPVC double glazed window to side, range of wall and base units with work surface over and tiled splash back, built in under-counter fridge, electric hob with extractor over, electric oven and grill under, stainless steel sink and drainer, large archway through to family room, TV point, radiator, wood and glass doors through to:

**Garden Room**

**2.19 x 1.66 (7'2" x 5'5")**

UPVC double glazed patio doors to rear garden, radiator, door to:

**Utility**

**2.31 x 1.63 (7'6" x 5'4")**

Base units with works surface over, part tiled walls, space for washing machine, tumble dryer and under counter fridge, wall mounted boiler housed in cupboard.

**Stairs and Landing**

UPVC double glazed window to side, loft hatch, doors off to all rooms.

**Bedroom 1**

**4.66 x 3.10 (15'3" x 10'2")**

UPVC double glazed box bay window and secondary glazed unit to front, radiator, picture rail, TV point.

**Bedroom 2**

**4.49 x 2.34 (14'8" x 7'8")**

UPVC double glazed window to rear, radiator, TV point.

**Bedroom 3**

**3.22 x 2.88 (10'6" x 9'5")**

UPVC double glazed window to rear, radiator.

**Bathroom**

**2.66 x 1.58 (8'8" x 5'2")**

UPVC double glazed window to front, panel bath with electric shower over, low-level W/C and wash hand basin set to vanity unit, over stair storage, heated towel rail, part tiled walls.

**Rear Garden**

Enclosed by wall and fencing with raised patio area, lawn, side gate, personal door to garage.

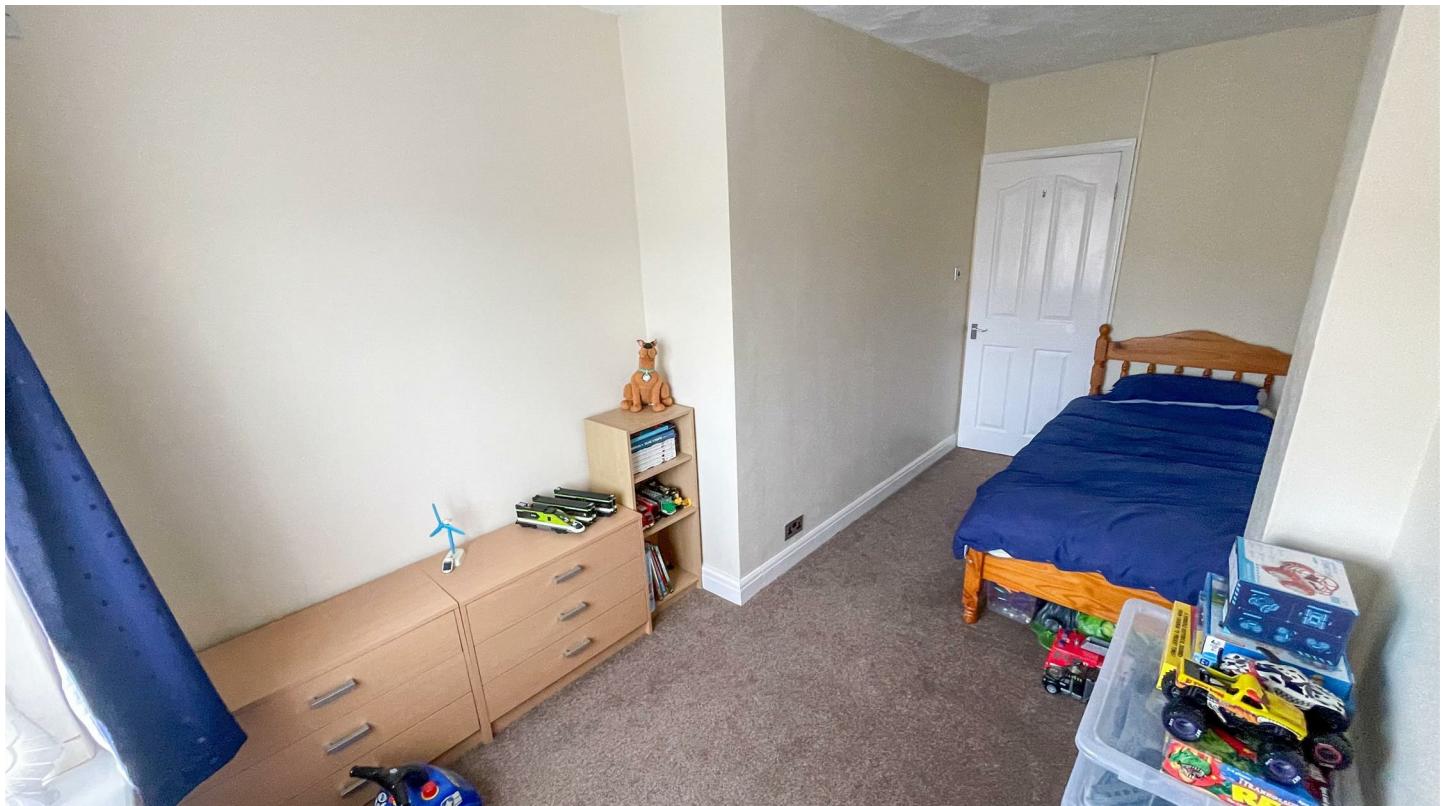
**Garage**

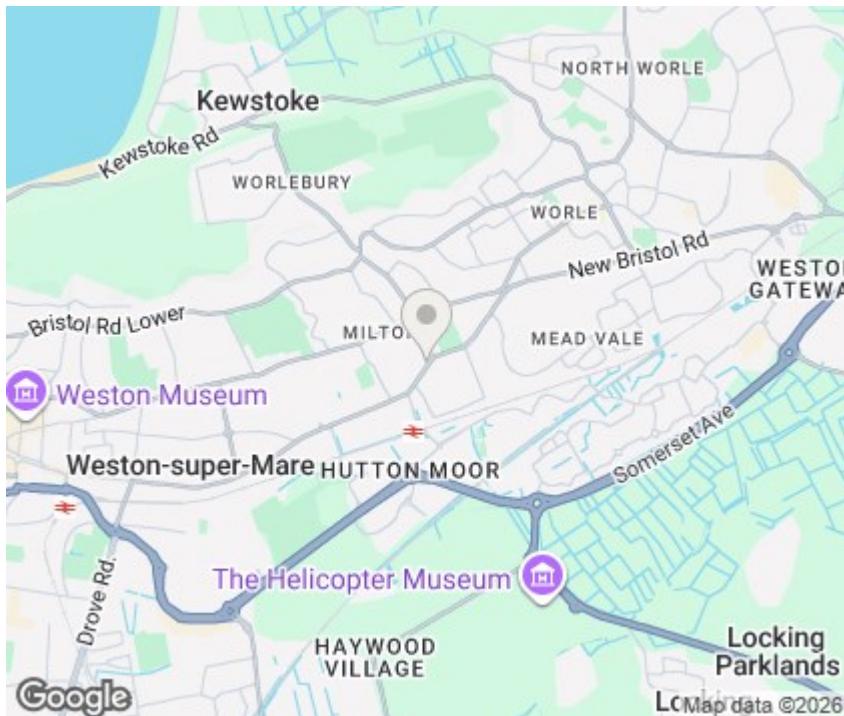
Up and over door, light and power.

**Front**

Laid to concrete with decorative gravel for off road parking.







## Viewings

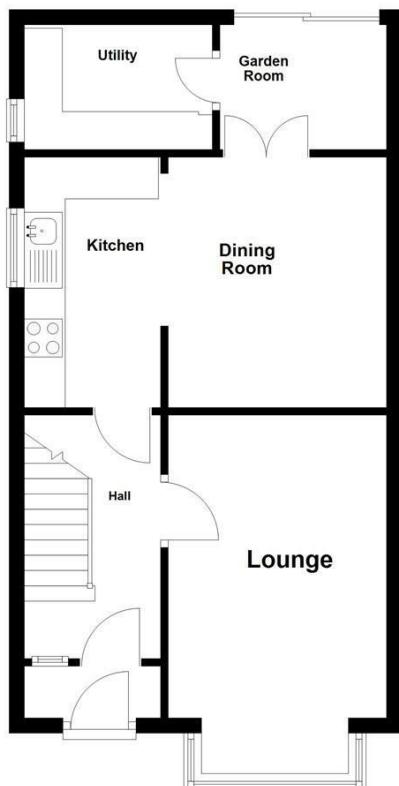
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

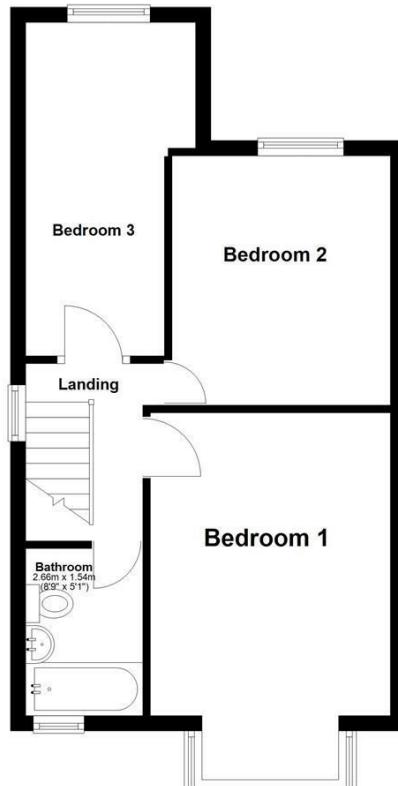
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		61	74
EU Directive 2002/91/EC			

Ground Floor



First Floor



Total area: approx. 85.3 sq. metres (917.8 sq. feet)